



County of Santa Barbara

RESOURCE MANAGEMENT DEPARTMENT

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TO: RMD Staff and Other Concerned Parties
FROM: Greg Mohr, Comprehensive Planning Division
DATE: February 24, 1993
RE: New Pages for the *Comprehensive Plan's Housing Element*

On Tuesday, February 23, 1993 the Board of Supervisors approved 92-GP-11, amending Housing Element Policies 3, 12, 18, and 29. Changes relate primarily to *enablement* (not adoption!) of an Affordable Housing Overlay (AHO); updating the density bonus policy consistent with current state law; and clarifying the relationships between density bonus, inclusionary requirements, and the AHO. The attached new/revised pages reflect these adopted changes.

Please take a few minutes to familiarize yourself with the revised text of Policies 3, 12, 18, and 29, and be sure to replace your old Housing Element pages with these new ones. Feel free to contact me if you have any questions.

Counter and support staff, North and South, please insert the revised pages into all of the *reference* and "*for sale*" copies of the Housing Element, discarding the old pages and replacing them with the new; I've taken care of the reproducible original. Thanks!

GM-G:\GROUP\COMP\WP\CORRESP\LETTERS\Haus-Cvr.293

Attachments (replacement frontispiece/overleaf and pp. 108 through 113-B)

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HOUSING ELEMENT

Santa Barbara County Comprehensive Plan

**Resource Management Department
123 E. Anapamu St.
Santa Barbara CA 93101**

HOUSING ELEMENT

Santa Barbara County Comprehensive Plan

**Resource Management Department
123 E. Anapamu St.
Santa Barbara CA 93101**

HOUSING ELEMENT

San Joaquin County Comprehensive Plan

Resource Management Department
131 E. Washington St.
San Joaquin, CA 95301

Santa Barbara County

Housing Element

Approved by the Board of Supervisors

December 16, 1985

Incorporating All Revisions Through February 23, 1993

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PREFACE

LEGISLATIVE AUTHORITY

The Legislature of the State of California has declared through State Law (Article 10.6 of the Local Planning Chapter of the California Government Code) the following:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (c) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

The Legislature in enacting this article of State Law stated that their intent was:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

PART I: INTRODUCTION: HOUSING ELEMENT REQUIREMENTS AND BACKGROUND

A. Overview of Housing Element Requirements

The Housing Element is one of the seven mandated elements of a General Plan, as provided in Sec. 65302(C) of the California Government Code. Santa Barbara County's existing Housing Element was adopted on July 27, 1981, and is now being revised in conformance with the requirements of Government Code Sec. 65588. Section 65588 states that the Housing Element must be reviewed and revised not less than every five years, except that the first such revision shall be accomplished by January 1, 1986.

The requirements for preparation and content of a housing element, e.g., identification of housing needs and inclusion of programs for addressing such needs, are presently found in Article 10.6 of the Government Code, Sections 65580 through 65590. Santa Barbara County's existing Housing Element was written in conformance with the 1977 Housing Element guidelines adopted by the California Department of Housing and Community Development (Title 25, California Administrative Code, Chapter 6400 through 6478), which preceded adoption of the current Government Code requirements. However, Sec. 65586 of the Government Code provides that housing elements adopted prior to October 1, 1981, in conformity with the 1977 Guidelines are deemed in compliance with Article 10.6 of the Government Code. As adopted, the County's Housing Element complies with this provision of State law.

Section 30213 of the Coastal Act was amended effective January 1, 1982, to delete the policies of the Coastal Act concerning provision of housing for persons or families of low or moderate income in the coastal zone. Concurrently, the Legislature established provisions for affordable housing in the coastal zone in Section 65590 of the Government Code. Under these provisions, the proposed conversion or demolition of existing residential dwellings which would result in the displacement of persons and families of low or moderate income would be prevented, unless provision has been made for replacement housing opportunities. In addition, housing for persons and families of low or moderate income would be required in new housing developments, where feasible. Sections 65588 (c) and (d) require that the review and revision of housing elements required by January 1, 1986, take into account any low or moderate income housing which has been provided in the County's coastal zone since January 1, 1982.

B. Purpose of the Housing Element

The purpose of a Housing Element is to demonstrate that local government is making a diligent effort to identify housing problems and take steps to alleviate housing problems for all economic segments of the community. The Element is intended to identify and analyze housing needs and develop a comprehensive strategy for addressing them. The Element also serves as an educational tool to provide citizens and public officials with an

understanding of housing needs and potential solutions. In this manner, the Housing Element can provide direction to local government decision-making in matters relating to housing. In itself, a Housing Element does not result in the development of housing. However, the Housing Element is a vehicle for targeting major problem areas and developing a program for resolving identified needs.

Since a portion of Santa Barbara County is located within the coastal zone, the County's Coastal Plan also includes an analysis of housing issues and policies for the protection and provision of low and moderate-income housing in the coastal area. To provide a comprehensive listing of housing policies for the entire County, the housing policies of the Coastal Plan are included in this revised Housing Element; however, the coastal policies cannot be amended through the procedures established in the Government Code for amending the Housing Element. Any proposed change to housing policies which are within the Coastal Plan require an amendment to the LCP and approval by the State Coastal Commission.

The purpose of the current review of the Housing Element and the revised documentation which follows is to update the data base of the Element using 1980 Census data, to evaluate current housing needs in the context of the new data, and to assess the adequacy of the Element's policies and programs to meet identified needs. The intent of this updating of the Element is to work within the Element's existing framework and policy structure and to make recommendations for change only where they are warranted because of significant changes in housing needs or changes in County policy.

C. Description of Housing Market Areas

To analyze housing issues for planning areas within Santa Barbara County, five housing market areas have been defined for the purpose of the Housing Element. A Housing Market Area is a geographical area which, in general, meets social and economic requirements of the community and provides its population with facilities such that there is no need to commute to another housing market area in order to work or shop. The five housing market areas that have been defined are delineated by Census Tracts, the geographical units used by the U.S. Census Bureau. These five HMA's include coastal areas and consist of the South Coast, Santa Ynez Valley, Lompoc Valley, Santa Maria Valley, and Cuyama Valley (Figure A). In addition, several Sub-Housing Market Areas within the five Housing Market areas have been identified on the basis of their uniqueness or convenience for planning purposes, as discussed in the following section.

The Housing Market Areas and their Sub-Market Areas are briefly described in this section. The Census tracts within each HMA and Sub-HMA are listed in Table 1. In order to present a complete geographical and statistical picture, the cities within Santa Barbara County are included in this listing. However, the County Housing Element goals, policies, and strategies do not apply to these incorporated jurisdictions.

FIGURE A
HOUSING MARKET AREAS-SANTA BARBARA COUNTY
(By Census Tract)



1. South Coast Housing Market Area

The South Coast HMA consists of the following sub-market areas.

a. Goleta Sub-Housing Market Area

Goleta sub-market area represents an unincorporated area extending westerly from the Santa Barbara City limits and Old San Marcos Pass Road to the Gaviota Pass on the west, along the mountain ridge on the north, and the Pacific Ocean on the south. It excludes Isla Vista and the Santa Barbara City Airport.

b. Isla Vista Sub-Housing Market Area

Isla Vista sub-market area extends from the Pacific Ocean to El Colegio Road and from the west boundary of the UCSB to the east boundary of Deveraux School. Even though some single-family dwellings exist in this sub-market area it is characterized by student dormitories and rental apartment units.

c. Santa Barbara-Montecito-Carpinteria Valley Sub-Housing Market Area

This sub-market area represents the unincorporated remainder of the South Coast extending from the Old San Marcos Pass Road and the west Santa Barbara City boundary to the Ventura County line along the mountain ridge on the north and the Pacific Ocean on the south.

d. Santa Barbara City

The City of Santa Barbara is the largest city in the County in terms of population with an estimated 74,414 persons as of April 1, 1980.

e. Carpinteria City

The City of Carpinteria is located approximately ten miles southeast of the City of Santa Barbara. An estimated 10,835 persons resided in the jurisdiction as of April 1, 1980.

The Housing Market Areas in the portion of Santa Barbara County located north of the Santa Ynez mountain ridge and west and northwest of Gaviota Pass and their sub-market areas are as follows:

2. Santa Ynez Valley Housing Market Area

The Santa Ynez HMA consists of the following sub-market areas:

- a. Santa Ynez Unincorporated Sub-Housing Market Area. This Sub-HMA encompasses the rural communities of Ballard, Los Olivos, Santa Ynez, Buellton, and Los Alamos. Los Alamos is included within this area due to census tract boundaries which simplify data collection and updating.
- b. The City of Solvang is located approximately 3 miles east of Buellton and 2-1/2 miles west of Santa Ynez. The City was incorporated on 5/1/85. The estimated population based on the Solvang CDP was 3122 as of April 1, 1980. Because of the recent incorporation, data is not available which breaks out Solvang as a separate entity. Where data is available, it is discussed.

3. Lompoc Valley Housing Market Area

The Lompoc Valley HMA consists of the following sub-market area:

- a. Lompoc Unincorporated Sub-Housing Market Area

Portions of the unincorporated Lompoc Valley serve as a residential sector for the area's major employment centers at Vandenberg Air Force Base, various mining and agricultural operations, the Federal Correctional Institute, and the City of Lompoc. Among the neighborhoods included in this area are Vandenberg Village, Mission Hills, Mesa Oaks, Cebada Canyon, Campbell Road, Miguelito Canyon, San Pasqual/La Salle Canyons, and the Tularosa Road area.

- b. Vandenberg Air Force Base Sub-Housing Market Area

In order to separate residential development under the jurisdiction of the County from housing on Vandenberg Air Force Base, the VAFB sub-market area was established.

- c. Lompoc City

Approximately 55 miles northwest of the City of Santa Barbara and approximately 28 miles south of Santa Maria lies the City of Lompoc, the central city of the Lompoc market area. The City has an estimated population of 26,267 as of April 1, 1980.

4. Santa Maria Valley Housing Market Area

The Santa Maria HMA consists of the following sub-market areas:

- a. Santa Maria Unincorporated Sub-Housing Market Area

This sub-HMA represents an unincorporated area which extends from Tepusquet Road on the east to the Pacific Ocean on the west. It is bounded by the San Luis Obispo County line on the north, and on the south it extends to the north edge of the town of Los Alamos and VAFB. The communities of Orcutt, Casmalia, Garey and Sisquoc are within this sub-market area.

b. Santa Maria City

The City of Santa Maria is located 65 miles north of Santa Barbara and twenty-eight miles north of Vandenberg Air Force Base. It is the second largest city in Santa Barbara County, with an estimated population of 39,685 as of April 1, 1980.

c. Guadalupe City

The City of Guadalupe is located 4.5 miles from the Pacific Ocean on the south side of the Santa Maria River, which forms the northern boundary of Santa Barbara County. The nearest community is the City of Santa Maria, located 9 miles east. The estimated population of this city was 3,629 as of April 1, 1980.

5. Cuyama Housing Market Area

The Cuyama region is geographically separated from other parts of Santa Barbara County by the San Rafael Wilderness area. It includes the communities of New Cuyama, Agoura, Ventucopa, and most of the Los Padres National Forest.

TABLE 1
CENSUS TRACTS WITHIN SANTA BARBARA COUNTY HOUSING MARKET AREAS

<u>HOUSING MARKET AREA</u>	<u>SUB-AREAS</u>		
<u>Lompoc Valley</u>	<u>Lompoc City</u>	<u>Lompoc Unincorp.</u>	<u>Vandenberg AFB</u>
26.01	26.01		26.01
26.02		26.02	
27.02	27.02		
27.03	27.03	27.03	
27.05	27.05		
27.06	27.06		
27.07	27.07		
27.08	27.08		
28.01	28.01	28.01	
28.02	28.02	28.02	
28.05	28.05	28.05	
28.06	28.06	28.06	
28.07	28.07	28.07	
<u>Santa Ynez Valley</u>	<u>City of Solvang</u>		
19.01			
19.03			
19.04			
<u>Santa Maria Valley</u>	<u>City of Santa Maria</u>	<u>City of Guadalupe</u>	<u>Santa Maria Unincorpor.</u>
20.01	20.01		20.01
20.02			20.02
20.03	20.03		20.03
20.05			20.05
20.06			20.06
21	21		21
22.01	22.01		
22.03	22.03		
22.04	22.04		22.04
23.01	23.01		
23.02	23.02		23.02
24.01	24.01		
24.02	24.02		24.02
25		25	25

Cuyama

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TABLE 1 (continued)

CENSUS TRACTS WITHIN SANTA BARBARA COUNTY HOUSING MARKET AREAS

<u>HOUSING MARKET AREA</u>	<u>SUB AREAS</u>				
<u>South Coast</u>	<u>City of Santa Barbara</u>	<u>City of Carpinteria</u>	<u>S.B.-Mont.- Carp. Val.</u>	<u>Goleta</u>	<u>Isla Vista</u>
1.01	1.01			1.01	
1.02	1.02		1.02		
1.03	1.03		1.03		
2	2		2		
3	3				
4	4				
5.01	5.01		5.01		
5.02	5.02		5.02		
6	6				
7	7		7		
8	8				
9	9				
10	10				
11	11				
12.01	12.01				
12.02	12.02				
13.01	13.01		13.01		
13.02	13.02		13.02		
14	14		14		
15			15		
16.01		16.01	16.01		
16.02		16.02	16.02		
17.01		17.01	17.01		
17.02		17.02	17.02		
29.01					29.01
29.02					29.02
29.03				29.03	
29.04				29.04	
29.05				29.05	
29.06				29.06	
29.07				29.07	
29.09				29.09	
29.10				29.10	
30.01				30.01	
30.02	30.02			30.02	
30.04				30.04	
30.05				30.05	

PART II: CHARACTERISTICS OF SANTA BARBARA COUNTY'S POPULATION AND HOUSING STOCK

A. Introduction

This section is intended to provide a profile of the County's existing population and housing stock. The housing supply data is based on the 1980 Census and updated using building permit information through April 1, 1983. Information on population and household characteristics is based on the 1980 Census. Housing characteristics such as sales and rental prices, housing condition and vacancy rates are also discussed. The effects of existing market and resource constraints on the development of housing are also presented. Finally, this section contains population and household projections for the purpose of estimating housing requirements in the future.

B. Existing Housing Stock

This section examines the number of existing housing units by structural type and recent construction trends in housing; it also includes the number of demolitions that occurred between 1980 and 1983. Table 2 shows the number and mix of dwelling units by structural type as of April 1983 for each housing market area. A comparison of the housing stock for housing areas within the County reveals that the South Coast has the greatest diversity of dwelling units by type with a greater number of units in the 2-4 unit and 5+ unit categories than other areas. With the exception of Isla Vista, the predominant structural housing type in unincorporated areas is the single-family home which comprises 68 percent of all dwelling units. On the South Coast, 57 percent of the dwelling units are single family residences whereas in the North County, 82.2 percent of the dwelling units are single family residences. In looking at the County as a whole, the unincorporated area contains 44 percent of all dwelling units in the County and 60 percent of all mobile homes.

Demolition of housing units occurs for a variety of reasons. Natural disasters, such as fire destroy many structures which have to be torn down. Inadequate maintenance over a long period of time also results in dilapidated housing which may require demolition. Table 3 lists demolitions by structural type for the period January 1980 to September 1983 for each housing market area. Of the 525 units that were demolished (or mobile homes that were removed) 120, or 23 percent, were in the unincorporated area. More demolitions occur in the cities because the age of the housing stock is older and more redevelopment/reuse of existing developed parcels occurs. Demolition has been a concern in the cities because the units demolished are generally low-income units, and once demolished, are usually replaced with commercial uses. Demolition in the unincorporated area represented less than 0.2 percent of the existing housing stock and less than 5 percent of the new units constructed in the unincorporated area in a similar period. The number of demolitions in the unincorporated County has not been an issue in the past and it is not anticipated to increase in the next five years. Affordable units demolished in the coastal zone are subject to Gov't Code Sec. 65590, which requires replacement of the units, either on-site, elsewhere within the coastal zone, or within three miles of the coastal zone.

TABLE 2

		ESTIMATED NUMBER OF DWELLING UNITS BY STRUCTURAL TYPE 4/1/83									
Housing Market Areas		Single Family	% of Total	2-4 Units	% of Total	5+ Units	% of Total	Mobile Homes	% of Total	Total	
I.	Southcoast	37,664	53.8	7,702	11.0	22,016	31.5	2,556	3.7	69,938	
	A. South Coast Cities	19,884	51.1	4,944	12.7	13,252	34.1	825	2.1	38,905	
	Santa Barbara City	17,680	51.4	4,457	13.0	11,865	34.5	363	1.1	34,365	
	Carpinteria City	2,204	48.5	487	10.7	1,387	30.6	462	10.2	4,540	
	B. South Coast Unincorporated	17,780	57.3	2,758	8.9	8,764	28.2	1,731	5.6	31,033	
	Goleta	11,299	61.9	1,240	6.8	4,375	24.0	1,324	7.3	18,238	
	Isla Vista	229	5.5	794	19.2	3,118	75.3	0	0.0	4,141	
	Remainder	6,252	72.2	724	8.4	1,271	14.7	407	4.7	8,654	
II.	North County	35,480	71.6	3,622	7.3	7,189	14.5	3,270	6.6	49,561	
	A. Santa Ynez Valley HMA	4,369	70.1	252	4.0	879	14.1	736	11.8	6,236	
	B. Lompoc HMA	11,566	70.3	1,588	9.6	2,453	14.9	855	5.2	16,462	
	Lompoc City	6,321	60.1	1,335	12.7	2,268	21.6	588	5.6	10,512	
	VAFB	1,970	87.3	89	4.0	25	1.1	172	7.6	2,256	
	Lompoc Unincorporated	3,275	88.7	164	4.4	160	4.3	95	2.6	3,694	
	C. Santa Maria HMA	19,172	72.6	1,758	6.7	3,824	14.5	1,646	6.2	26,400	
	Santa Maria City	10,473	64.8	1,355	8.4	3,438	21.3	894	5.5	16,160	
	Guadalupe City	762	69.8	149	13.7	178	16.3	2	0.2	1,091	
	Santa Maria Unincorporated	7,937	86.7	254	2.8	208	2.3	750	8.2	9,149	
	D. Cuyama HMA	373	80.6	24	5.2	33	7.1	33	7.1	463	
III.	Countywide	73,144	61.2	11,324	9.5	29,205	24.4	5,826	4.9	119,499	
	A. Cities within Santa Barbara	37,440	56.1	7,783	11.7	19,136	28.7	2,309	3.5	66,668	
	B. Santa Barbara Unincorporated	35,704	67.6	3,541	6.7	10,069	19.1	3,517	6.6	52,831	

Source: Santa Barbara County Resource Management Department,
based on 1980 Census and County Building Permit data.

TABLE 3

NUMBER OF DEMOLISHED UNITS BY STRUCTURAL TYPE
JANUARY 1, 1980 - SEPTEMBER 30, 1983

<u>HOUSING MARKET AREAS</u>	<u>SINGLE FAMILY UNITS</u>	<u>DUPLEX- FOURPLEXES</u>	<u>5+ UNITS IN STRUCTURE</u>	<u>REMOVED MOBILE HOMES</u>	<u>TOTAL</u>
SANTA BARBARA COUNTY	221	138	80	86	525
S.B. CO. CITIES	186	96	53	70	405
S.B. CO. UNINCORPORATED	35	42	27	16	120
SOUTH COAST HMA	156	78	46	13	293
SOUTH COAST CITIES	138	78	45	12	273
SANTA BARBARA CITY	135	78	30	10	253
CARPINTERIA CITY	3	0	15	2	20
SOUTH COAST UNINCORPORATED	18	0	1	1	20
GOLETA	7	0	1	1	9
ISLA VISTA	0	0	0	0	0
REMAINDER	11	0	0	0	11
NORTH COUNTY	65	60	34	73	232
NO. CO. CITIES	48	18	8	58	132
NO. CO. UNINCORPORATED	17	42	26	15	100
SANTA YNEZ VALLEY HMA	6	0	0	4	10
LOMPOC HMA	15	58	7	34	144
LOMPOC CITY	15	16	0	34	65
VAFB	0	42	7	0	49
LOMPOC UNINCORPORATED	0	0	0	0	0
SANTA MARIA HMA	44	2	27	35	108
SANTA MARIA CITY	26	2	8	24	60
GUADALUPE CITY	7	0	0	0	7
SANTA MARIA UNINCORPORATED	11	0	19	11	41
CUYAMA	0	0	0	0	0

Source: Santa Barbara County Resource Management Department

Construction Trends

Tables 4-a to 4-c and Figure B portray residential construction trends by type of unit for three year time periods between 1976 and 1983 for the housing market areas of Santa Barbara County. During the time period 1976 through September 30, 1983, a total of 15,303 building permits were issued for new residential units, 6,458 (42.2%) of which were located in the unincorporated area. A large majority of the new residential construction in the unincorporated County during this time period occurred in North County. Of the 6,458 building permits issued for the unincorporated area, 5,206 (80.6%) were issued for the North County and 1,252 (19.4%) were issued for the South Coast. The single-family dwelling remains the dominant housing unit in the unincorporated area based on construction trends. In the unincorporated North County, 72.9 percent of the new residential construction were single family dwellings, and in the unincorporated South Coast, 61.9 percent were single family dwellings. Countywide, condominiums represented 13.2 percent of new residential construction in the unincorporated area between 1976-1983; additionally, condominiums represented almost twice as many units on the South Coast (19.7 percent) as compared to the North County (11.6 percent).

Condominium Conversions

Although condominium conversions do not represent new residential units, they do characterize a change in the type of tenure of the unit: from renter to owner. There has been an increasing demand for the type of housing represented by condominiums since the late 1970's.

A total of 971 apartments have been approved for condominium conversion in the unincorporated portions of the Santa Barbara County between December 18, 1977, the start of the conversion trend, and November 11, 1983. Approximately 203 units are shown on the Assessor's maps as distinct units, indicating that these units are ready for sale or already sold. Homeowner exemptions, which indicate that a unit is the owners primary residence, have been claimed for only 16 of the 203 units available for sale. This would appear to indicate that the units have been primarily bought for investment purposes.

The geographical distribution of the above totals is as follows:

	<u>Units Approved for Conversion</u>	<u>Units Shown on Assessor's Maps</u>
Santa Ynez Valley HMA	22	0
Goleta Sub-HMA	928	191
Remainder South Coast Sub-HMA	21	12
Total - Unincorporated County	971	203

TABLE 4-a
CONSTRUCTION TRENDS BY TYPE OF UNIT
COUNTY TOTALS

	<u>1976 - 1978</u>		<u>1979 - 1981</u>		<u>1982 - 1983</u>		<u>TOTAL</u>	
	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>
TOTAL COUNTY								
SFD	3,750	58	3,152	51	1,541	56	8,443	55
2-4	990	16	441	7	189	7	1,620	11
5+	1,148	18	647	11	177	6	1,972	13
Condominiums	470	7	1,328	22	643	25	2,441	16
Mobile Homes	70	1	585	9	172	6	827	5
TOTAL	<u>6,428</u>	<u>100%</u>	<u>6,153</u>	<u>100%</u>	<u>2,722</u>	<u>100%</u>	<u>15,303</u>	<u>100%</u>
TOTAL COUNTY INCORPORATED								
SFD	1,689	42	1,383	41	799	55	3,871	44
2-4	824	20	434	13	180	12	1,438	16
5+	1,137	28	382	12	111	8	1,630	18
Condominiums	390	10	921	27	278	20	1,589	18
Mobile Homes	0	0	241	7	76	5	317	4
TOTAL	<u>4,040</u>	<u>100%</u>	<u>3,361</u>	<u>100%</u>	<u>1,444</u>	<u>100%</u>	<u>8,845</u>	<u>100%</u>
TOTAL COUNTY UNINCORPORATED								
SFD	2,061	86	1,769	64	742	58	4,572	71
2-4	166	7	7	0	9	1	182	3
5+	11	1	265	9	66	5	342	5
Condominiums	80	3	407	15	365	29	852	13
Mobile Homes	70	3	344	12	96	7	510	8
TOTAL	<u>2,388</u>	<u>100%</u>	<u>2,792</u>	<u>100%</u>	<u>1,278</u>	<u>100%</u>	<u>6,458</u>	<u>100%</u>

NOTES:

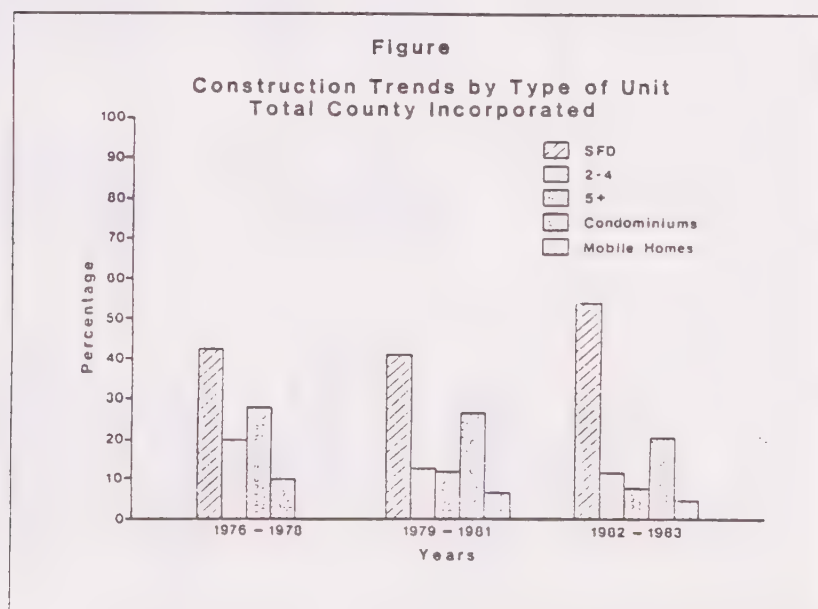
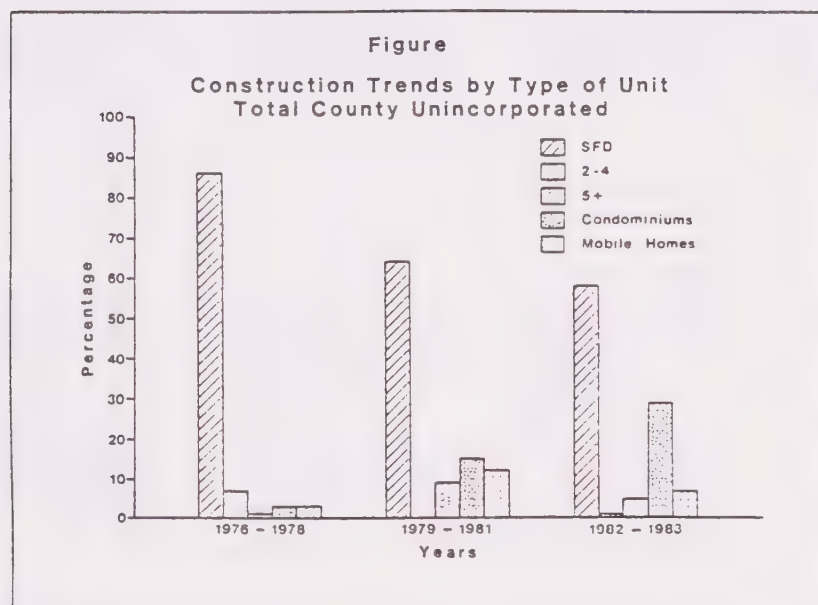
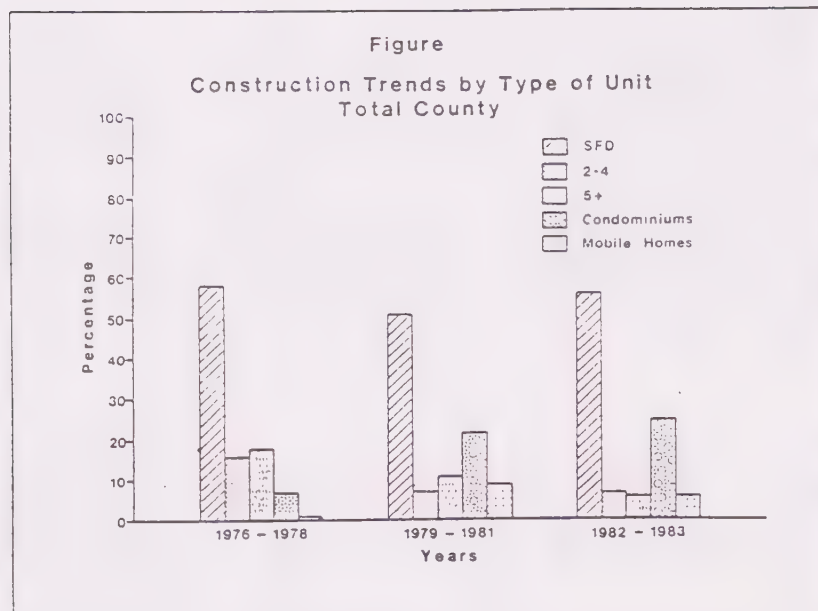
1. Source: Annual Resid. Bldg. Activity Reports, RMD.
2. 1983 counts include bldg. permits issued as of September 30, 1983.
3. Mobile home within M.H. parks are not included in 1976-1979 counts and in 1983 counts.

TABLE 4-b
CONSTRUCTION TRENDS BY TYPE OF UNIT
SOUTH COAST

	<u>1976 - 1978</u>		<u>1979 - 1981</u>		<u>1982 - 1983</u>		<u>TOTAL</u>	
	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>
TOTAL SOUTH COAST								
SFD	876	48	523	38	251	31	1,650	41
2-4	412	23	287	21	114	14	813	20
5+	431	24	231	16	82	10	744	18
Condominiums	85	4	314	23	346	42	745	19
Mobile Homes	13	1	27	2	22	3	62	2
TOTAL	<u>1,817</u>	<u>100%</u>	<u>1,382</u>	<u>100%</u>	<u>815</u>	<u>100%</u>	<u>4,014</u>	<u>100%</u>
SOUTH COAST INCORPORATED								
SFD	501	36	240	28	134	28	875	31
2-4	396	28	285	33	114	23	795	29
5+	425	30	81	9	82	17	588	21
Condominiums	85	6	257	29	156	32	498	19
Mobile Homes	0	0	6	1	0	0	6	0
TOTAL	<u>1,407</u>	<u>100%</u>	<u>869</u>	<u>100%</u>	<u>486</u>	<u>100%</u>	<u>2,762</u>	<u>100%</u>
SOUTH COAST UNINCORPORATED								
SFD	375	92	283	56	117	36	775	62
2-4	16	4	2	0	0	0	18	1
5+	6	1	150	29	0	0	156	12
Condominiums	0	0	57	11	190	58	247	20
Mobile Homes	13	3	21	4	22	6	56	5
TOTAL	<u>410</u>	<u>100%</u>	<u>513</u>	<u>100%</u>	<u>329</u>	<u>100%</u>	<u>1,252</u>	<u>100%</u>

TABLE 4-c
CONSTRUCTION TRENDS BY TYPE OF UNIT
NORTH COUNTY

	<u>1976</u>	-	<u>1978</u>	<u>1979</u>	-	<u>1981</u>	<u>1982</u>	-	<u>1983</u>	<u>TOTAL</u>	
	<u>NO.</u>		<u>%</u>	<u>NO.</u>		<u>%</u>	<u>NO.</u>		<u>%</u>	<u>NO.</u>	<u>%</u>
TOTAL NORTH COUNTY											
SFD	2,874		62	2,629		55	1,290		68	6,793	60
2-4	578		13	154		3	75		4	807	7
5+	717		16	416		9	95		5	1,228	11
Condominiums	385		8	1,014		21	297		16	1,696	15
Mobile Homes	57		1	558		12	150		7	765	7
TOTAL	<u>4,611</u>		<u>100%</u>	<u>4,771</u>		<u>100%</u>	<u>1,907</u>		<u>100%</u>	<u>11,289</u>	<u>100%</u>
NORTH COUNTY INCORPORATED											
SFD	1,188		45	1,143		46	665		69	2,996	49
2-4	428		16	149		6	66		7	643	11
5+	712		27	301		12	29		3	1,042	17
Condominiums	305		12	664		27	122		13	1,091	18
Mobile Homes	0		0	235		9	76		8	311	5
TOTAL	<u>2,633</u>		<u>100%</u>	<u>2,492</u>		<u>100%</u>	<u>958</u>		<u>100%</u>	<u>6,083</u>	<u>100%</u>
NORTH COUNTY UNINCORPORATED											
SFD	1,686		85	1,486		66	625		66	3,797	73
2-4	150		8	5		0	9		1	164	3
5+	5		0	115		5	66		7	186	4
Condominiums	80		4	350		15	175		18	605	12
Mobile Homes	57		3	323		14	74		8	454	8
TOTAL	<u>1,978</u>		<u>100%</u>	<u>2,279</u>		<u>100%</u>	<u>949</u>		<u>100%</u>	<u>5,206</u>	<u>100%</u>



C. Housing Tenure: Owner or Renter

Tables 5-a and 5-b portray the distribution of dwelling units in Santa Barbara County by owner and renter form of occupancy. Sixty-one percent of all occupied dwelling units in the unincorporated area are owner occupied, whereas approximately 47 percent of occupied dwelling units in the five cities are owner-occupied. The single family, owner-occupied form of tenure is predominant in the unincorporated area, with some notable exceptions. For example, in the community of Isla Vista renter-occupied housing is the dominant housing form in large apartment complexes. Also, there is a variation in the geographical distribution of tenure in the unincorporated area. For example, a greater proportion of single family dwellings in the North County, particularly in the Santa Ynez Valley, is rented when compared to the South Coast. In contrast mobile homes are predominantly owner-occupied within each of the unincorporated housing market areas in the County.

There has been little change in the distribution of renter/owner housing tenure in the County between the 1970 and 1980 Census. It is difficult to speculate on prospective changes, but escalating housing prices and high interest rates may result in an increase in the number of renters as home ownership becomes difficult to finance.

D. Population Characteristics

The population profile included in this section examines data from the 1980 Census concerning the number of people living in Santa Barbara County at the time of the 1980 Census along with the age and ethnic distribution of that population. A discussion of the number of people living in group quarters (e.g., student dormitories and institutions) and the handicapped is also provided because of the special housing requirements these residents represent. These population characteristics provide the foundation for household data contained in the next section, which in turn provides a necessary link in assessing the needs of the housing market.

TABLE 5-a

DWELLING UNITS BY TYPE OF TENURE
RENTER OCCUPIED, 1980

Housing Market Area	SFD	Percent of Total	2-4 Units	Percent of Total	5+ Units	Percent of Total	M.H.	Percent of Total	All Renter Occupied Dwelling Units	Percent of Total Occupied Dwelling Units
I. SOUTH COAST	8,739	24.4	5,479	75.6	18,863	91.4	383	16.0	33,464	50.7
A. South Coast Cities	5,615	29.7	3,569	78.2	11,545	93.8	139	19.7	20,868	57.2
Santa Barbara City	4,968	29.5	3,347	80.5	10,559	94.4	103	31.4	18,977	58.4
Carpinteria City	647	31.0	222	54.7	986	88.0	36	9.5	1,891	47.4
B. South Coast Unincorporated	3,124	18.6	1,910	71.1	7,318	87.9	244	14.5	12,596	42.7
Goleta	1,924	17.6	751	61.5	3,488	85.7	196	15.2	6,359	36.3
Isla Vista	131	57.2	753	95.1	3,053	99.1	0	0	3,937	96.0
Remainder	1,069	18.9	406	60.2	777	66.4	48	12.0	2,300	29.1
II. NORTH COUNTY	9,062	29.2	2,787	85.3	5,669	88.6	466	18.2	17,984	41.5
A. Santa Ynez Valley HMA	904	24.5	151	67.1	594	78.4	93	14.5	1,742	32.8
B. Lompoc HMA	3,960	37.6	1,267	89.4	2,033	93.2	150	19.4	7,410	49.7
Lompoc City	1,528	27.2	1,137	93.4	1,877	94.3	124	21.9	4,666	49.7
VAFB	1,897	98.9	39	100.0	23	71.9	4	3.3	1,963	92.9
Lompoc Uninc.	535	17.8	91	56.5	133	83.6	22	25.6	781	22.9
C. Santa Maria HMA	4,055	24.6	1,356	84.5	3,019	87.9	223	20.0	8,653	38.2
Santa Maria City	2,521	27.7	1,122	91.1	2,758	90.0	135	20.9	6,536	46.6
Guadalupe City	212	33.2	124	93.9	157	86.7	0	0	493	51.8
Santa Maria Unincorp.	1,322	19.5	110	45.5	104	54.5	88	18.8	1,624	21.2
D. Cuyama HMA	143	41.6	13	68.4	23	85.2	0	0	179	43.0
III. COUNTYWIDE	17,801	26.6	8,266	78.6	24,532	90.8	849	17.2	51,448	47.1
A. S.B. Co. Cities	9,876	28.8	5,952	83.3	16,337	93.1	398	20.8	32,563	53.5
B. S.B. Co. Unincorp.	7,925	24.3	2,314	68.6	8,195	86.4	451	14.9	18,885	39.0

Source: 1980 Census

TABLE 5-b

DWELLING UNITS BY TYPE OF TENURE
OWNER OCCUPIED, 1980

Housing Market Area	SFD	Percent of Total	2-4 Units	Percent of Total	5+ Units	Percent of Total	M.H.	Percent of Total	All Owner Occupied Dwelling Units	Percent of Total Occupied Dwelling Units
I. SOUTHCOAST	27,007	75.6	1,771	24.4	1,765	8.6	2,011	84.0	32,554	49.3
A. South Coast Cities	13,308	70.3	993	21.8	761	6.2	568	80.3	15,630	42.8
Santa Barbara City	11,871	70.5	809	19.5	627	5.6	225	68.6	13,532	41.6
Carpinteria City	1,437	69.0	184	45.3	134	12.0	343	90.5	2,098	42.6
B. South Coast Unincorp.	13,699	81.4	778	28.9	1,004	12.1	1,443	85.5	16,924	57.3
Goleta	9,016	82.4	471	38.5	582	14.3	1,091	84.8	11,160	63.7
Isla Vista	98	42.8	39	4.9	29	0.9	0	0	166	4.0
Remainder	4,585	81.1	268	39.8	393	33.6	352	88.0	5,598	70.9
II. NORTH COUNTY	22,013	70.8	479	14.7	732	11.4	2,089	81.8	25,313	58.5
A. Santa Ynez Valley HMA	2,783	75.5	74	32.9	164	21.6	547	85.5	3,568	67.2
B. Lompoc HMA	6,571	62.4	150	10.6	148	6.8	624	80.6	7,493	50.3
Lompoc City	4,080	72.8	80	6.6	113	5.7	441	78.1	4,714	50.3
VAFB	22	1.1	0	0	9	28.1	119	96.7	150	7.1
Lompoc Uninc.	2,469	82.2	70	43.5	26	16.4	64	74.4	2,629	77.1
C. Santa Maria HMA	12,458	75.4	249	15.5	416	12.1	892	80.0	14,015	61.8
Santa Maria City	6,579	72.3	109	8.9	305	10.0	511	79.1	7,504	53.4
Guadalupe City	426	66.8	8	6.1	24	13.3	0	0	458	48.2
Santa Maria Uninc.	5,453	80.5	132	54.5	87	45.5	381	81.2	6,053	78.8
D. Cuyama HMA	201	58.4	6	31.6	4	14.8	26	100.0	237	57.0
III. COUNTYWIDE	49,020	73.4	2,250	21.4	2,497	9.2	4,100	82.8	57,867	52.9
A. S.B. County Cities	24,393	71.2	1,190	16.7	1,203	6.9	1,520	79.2	28,306	46.5
B. S.B. County Unincorp.	24,627	75.7	1,060	31.4	1,294	13.6	2,580	85.1	29,561	61.0

Source: 1980 Census

Size of Population

As of January 1983, there were an estimated 313,497 people living in Santa Barbara County (State Department of Finance). This represents a five percent increase in population growth between the census period of April 1980 (Table 6) and January 1983.

Past and Future Trends

Between 1970 and 1980, the resident population of Santa Barbara County increased thirteen percent. The rates of population growth on the South Coast and in the North County were generally similar to that of the entire County. However, while the percent increase in County population appeared approximately equal for both halves of the decade, most of the population growth on the South Coast occurred from 4/1/70-3/31/75 and most of the growth in the North County from 4/1/75-3/31/80. Table 7 portrays the population growth during the 70's decade. The decline in South Coast growth can be primarily attributed to decreasing construction activity resulting from several water moratoria. For example, the Goleta west area had a 23.9 percent increase in population during the first half of the decade and had a 3.6 percent decrease during the second half of the decade. Rapid population growth occurred in the Carpinteria and Santa Ynez Census Divisions during the '70 decade as a result of increases in local economic activity as well as pressures created on these areas by a constrained housing supply in the South Coast. The population increase in the North County in the second half of the decade was generally related to growth in employment opportunities. The Santa Maria Division added more than ten thousand inhabitants during the ten year period. The population loss reported for the Lompoc Division resulted from a decline in the number of military personnel and their dependents located on Vandenberg Air Force Base. In comparison to other California counties, the County has a substantial population in unincorporated areas requiring urban services.

Many factors affect the growth rates of the population. These factors are discussed in detail in a later section on projected growth.

TABLE 6
1980 DISTRIBUTION OF
POPULATION IN SANTA BARBARA COUNTY

Housing Market Areas	1980 Population		
	Number	Percent of County	Percent of Region
I. South Coast HMA	170,856	57.2%	100%
City of Carpinteria	10,835	3.7%	6.4%
City of Santa Barbara	74,414	24.9%	43.6%
Unincorporated	85,607	28.6%	50.0%
Isla Vista	11,466	3.8%	6.7%
Goleta West	53,562	17.9%	31.3%
Remainder	20,579	6.9%	12.0%
II. Santa Ynez HMA	14,097	4.7%	100%
III. Santa Maria HMA	67,782	22.7%	100%
City of Guadalupe	3,629	1.2%	5.4%
City of Santa Maria	39,685	13.3%	58.5%
Unincorporated	24,468	8.2%	36.1%
IV. Lompoc HMA	44,779	15.0%	100%
City of Lompoc	26,267	8.8%	58.7%
VAFB	8,136	2.7%	18.1%
Unincorporated	10,376	3.5%	23.2%
V. Cuyama HMA	1,180	.4%	100%
TOTAL	298,694	100%	

Source: 1980 Census

TABLE 7
POPULATION GROWTH IN SANTA BARBARA COUNTY
BETWEEN 1970 AND 1980

HOUSING MARKET AREA	4/1/70 Population	% Change 1970-1975	4/1/75 Population	% Change 1975-1980	4/1/80 Population
I. South Coast HMA	150,425	10.97	166,922	2.36	170,856
City of Carpinteria	6,982	34.27	9,375	15.57	10,835
City of Santa Barbara	70,215	2.83	72,203	3.06	74,414
Unincorporated	73,228	16.55	85,344	.31	85,607
Isla Vista	11,042	- 4.91	10,500	9.20	11,466
Goleta West	44,843	23.97	55,594	- 3.66	53,562
Remainder	17,343	11.00	19,250	6.90	20,579
II. Santa Ynez HMA	8,328	33.21	11,094	27.07	14,097
III. Santa Maria HMA	56,630	1.07	57,234	18.43	67,782
City of Guadalupe	3,145	- 1.14	3,109	16.73	3,629
City of Santa Maria	32,749	1.86	33,359	18.96	39,685
Unincorporated	20,736	.14	20,766	17.83	24,468
IV. Lompoc HMA	47,7129	- 7.78	44,016	1.73	44,779
City of Lompoc	25,284	- 4.21	24,219	8.46	26,267
VAFB	13,203	- 22.49	10,234	- 20.58	8,136
Unincorporated	9,242	3.47	9,563	8.50	10,376
V. Cuyama HMA	1,212	- 5.94	1,140	3.51	1,180

1970, 1980 Figures from U.S. Census

1975 Figures, Resource Management Department estimate from Special Census

Age Profile

Examining the age profile of the population is helpful in assessing the demand for service by various age groups. For example, an older population might require smaller housing units, which are easier to take care of and which accommodate one or two people per household.

Table 8 portrays the population 65 years and older and under 18 years of age for each housing market area. Families with children and the elderly both exhibit special and quite different housing needs.

18 Years of Age and Younger

On April 1, 1980, 24.3 percent of the County's population, 73,546 residents, were under 18 years of age, compared to 27 percent for the State of California overall. In Santa Barbara County, a larger proportion of children under 18 was located in the North County (30%) than on the South Coast (approximately 20%). Vandenberg Air Force Base and the Guadalupe Area accounted for the highest concentrations of youth, 38.3 percent and 36.4 percent respectively; however, a substantial proportion was also found in the Santa Maria-Orcutt Area. On the South Coast, the under 18 year olds were largely concentrated in the City of Carpinteria (27.1%) and in the Goleta Area (24%).

65 Years of Age and Older

The 1980 Census indicated that on April 1, 1980, 33,774 of the residents of Santa Barbara County were 65 years of age or older, representing 11.3 percent of the County's population. By contrast, at the time of the 1970 Census, the elderly accounted for 9.1 percent of the County's population, increasing to 10.2 percent as of the 1975 Special Census. Thus, the proportion of elderly people in Santa Barbara County has increased over the past several years and now exceeds the proportion of elderly in California overall, 10.2 percent according to the 1980 census.

According to the 1980 Census, some 22,767 people aged 65 or over lived on the South Coast, compared to 11,007 in the North County. The largest single concentration of this age group was located in the City of Santa Barbara, where 18 percent of the City's population, or 13,654 people were 65 years of age or older. Montecito also accommodated a relatively high proportion of elderly, approximately 19 percent (1,747 people). In the North County, the Santa Ynez Valley contained 2,080 senior citizens, nearly 15 percent of the area's total population. The City of Santa Maria followed with 11 percent of its population, or 4,227 residents, aged 65 years and older.

TABLE 8
1980 DISTRIBUTION OF ELDERLY AND
YOUNG POPULATION IN
SANTA BARBARA COUNTY

Housing Market Areas	Population	65 Years & Older		Under 18 Years	
		#	%	#	%
I. South Coast HMA	170,856	22,767	13.3%	33,964	19.9%
City of Carpinteria	10,835	1,174	10.8%	2,936	27.1%
City of Santa Barbara	74,414	13,654	18.3%	13,138	17.6%
Unincorporated	85,607	7,939	9.3%	17,890	20.9%
Isla Vista	11,466	304	2.6%	1,146	10.0%
Goleta West	53,562	4,723	8.8%	12,868	24.0%
Remainder	20,579	2,912	14.2%	3,876	18.8%
II. Santa Ynez HMA	14,097	2,080	14.8%	3,663	26.0%
III. Santa Maria HMA	67,802	6,228	9.2%	20,846	30.7%
City of Guadalupe	3,629	340	9.4%	1,322	36.4%
City of Santa Maria	39,685	4,227	10.7%	11,663	29.4%
Unincorporated	24,488	1,661	6.8%	7,861	32.1%
IV. Lompoc HMA	44,779	2,578	5.8%	13,699	30.6%
City of Lompoc	26,267	1,985	7.6%	7,495	28.5%
VAFB	8,136	17	.2%	3,119	38.3%
Unincorporated	10,376	576	5.6%	3,085	29.7%
V. Cuyama HMA	1,180	121	10.2%	374	31.7%
TOTAL	298,694	33,774	11.3%	73,546	24.3%

Source: 1980 Census

Student Population

Another age group that exhibits special housing demands is the student population of U.C.S.B. The large number of students in the 19-30+ age group has placed a unique demand on the South Coast housing market for some time. As of Fall 1983, the enrollment reached a peak of 16,600 at UCSB, which is approximately 10 percent of the South Coast population. While many students reside on campus or in married student housing, most (43%) reside in Isla Vista. Student housing demand will likely remain high until 1990 when the majority of people born during the baby boom will have completed their student years.*

1980 Ethnic Distribuion of the Population

This section examines the ethnic distribution of the population according to 1980 census data. Major categories include: white, black, Asian, Indian, and other. Persons of Spanish origin were counted separately as people can be of Spanish origin and of any race. Table 9 summarizes the County ethnic distribution according to the 1980 Census specifically using the most recent data which was the product of an extensive review and edit process.

Members of the white race accounted for 86.1 percent of all South Coast inhabitants and more than 78.7 percent of North County residents, compared to 78.6 percent and 75 percent respectively in 1970. The 1980 totals used here are slightly different than those presented in Santa Barbara County Data Profile, Report No. 82-3, because of subsequent review and editing of census information. The largest proportion of the white population was located within the unincorporated area of Santa Barbara County.

The black population of the County is proportionately small amounting to 2.6 percent of the County population, very close to the 2.43 percent that existed in 1970. The proportion of black inhabitants in the North County is more than twice that found on the South Coast. The largest concentration of the black population occurs in the Lompoc region and on Vandenberg Air Force Base.

* GRC Study: UCSB

Asians represent a significant minority population in some areas, particularly Isla Vista (5.3%) and the City of Guadalupe (14.9%). Overall, the Asian component of the total population is 2.8 percent. Some local users of 1980 Census data believe Asians were undercounted in the Isla Vista community. A door to door survey taken in late 1980 by the Catholic Social Service Agency estimated up to 3,000 Asians in Isla Vista. This survey was in response to the Federal Indochinese Refuge Program requirements. If the survey results are accurate, this represents a 22 percent increase over 1980 Census estimates.

The remaining ethnic group identified in Table 9 is the American Indian, Eskimo, Aleut race, no doubt largely composed of American Indians. There are no proportionately large concentrations of American Indians in the County in the large geographic areas referred to in this study. This ethnic group comprises less than one percent of the County population.

As of April 1, 1980, 55,356 residents of Santa Barbara County were of Spanish origin, representing 18.5 percent of the County's population. Most persons of Spanish origin are concentrated in incorporated cities. The largest concentration in the unincorporated area was in the Santa Maria area. The cities of Santa Maria, Guadalupe, and Lompoc realized the most substantial increases in Hispanic population during the 70's decade, while the City of Carpinteria actually experienced a decline. In line with these findings, it is not surprising to note that the proportion of Hispanics in the North County (21%) surpassed that of the South Coast (16.7%) in 1980. Over the period 1970-1980 the Hispanic population increased faster in relation to the total population increase.

Persons in Group Quarters

Those individuals which are not a part of a household and have special living arrangements are referred to as persons in group quarters. Two general categories of persons in group quarters are recognized and portrayed in Table 10. The first category of group quarters are institutions where a person or inmate is under care or custody. This includes persons in the Federal Correctional Institution in Lompoc, persons in local city and county jails, persons in nursing and rest homes, and persons in boarding schools. The second category of group quarters includes residents of farm worker dormitories, students in college dorms, priests in monasteries, servicemen at VAFB in military barracks, and persons in missions and shelters.

Persons in group quarters account for four percent of the total population of Santa Barbara County. These persons are unevenly distributed throughout the County with concentrations in the Lompoc and the South Coast regions. The Federal Correctional Institution in Lompoc accounts for thirty-five percent of all inmates in institutions; and individuals living in group quarters, principally in college dorms in Isla Vista and UCSB, amount to two-thirds of all other persons in group quarters.

TABLE 9

1980 ETHNIC DISTRIBUTION OF THE POPULATION

SANTA BARBARA COUNTY

Housing Market Area	Total Population	White		Black		American Indian Eskimo & Aleutian		Asian		Other		Spanish Origin	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
I. South Coast HMA	170,856	147,075	86.1%	3,090	1.9%	1,401	.8%	3,878	2.3%	15,412	9.0%	28,469	16.6%
City of Carpinteria	10,835	8,461	78.1%	63	.6%	74	.6%	170	1.6%	2,067	19.1%	3,330	30.7%
City of Santa Barbara	74,414	62,541	84.0%	1,829	2.5%	718	.9%	1,245	1.7%	8,081	10.9%	16,500	22.2%
Unincorporated	85,607	76,073	88.9%	1,198	1.4%	609	.7%	2,463	2.9%	5,264	6.1%	8,639	10.1%
Isla Vista	11,466	9,279	80.9%	262	2.3%	77	.7%	608	5.3%	1,240	10.8%	1,205	10.5%
Goleta West	53,562	47,258	88.2%	863	1.6%	461	.9%	1,615	3.0%	3,365	6.3%	6,164	11.5%
Remainder	20,579	19,536	94.9%	73	.4%	71	.3%	240	1.7%	659	3.2%	1,270	6.2%
II. Santa Ynez HMA	14,097	13,131	93.1%	25	.2%	134	.9%	48	.4%	759	5.4%	1,294	9.2%
III. Santa Maria HMA	67,782	50,269	74.2%	1,222	1.8%	614	.9%	3,175	4.7%	12,502	18.4%	19,174	28.3%
City of Guadalupe	3,629	1,053	29.0%	17	.5%	17	.5%	540	14.9%	2,002	55.1%	2,711	74.7%
City of Santa Maria	39,685	27,546	69.4%	860	2.2%	390	1.0%	2,082	5.2%	8,807	22.2%	13,281	33.5%
Unincorporated	24,488	21,670	88.5%	345	1.4%	207	.9%	553	2.3%	1,693	6.9%	3,182	13.0%
IV. Lompoc HMA	44,779	36,148	80.7%	3,428	7.7%	548	1.2%	1,239	2.8%	3,416	7.6%	6,257	14.0%
City of Lompoc	26,267	20,910	79.6%	1,767	6.7%	377	1.4%	651	2.5%	2,562	9.8%	4,796	18.3%
VAFB	8,136	6,233	76.6%	1,089	13.4%	71	.9%	342	4.2%	401	4.9%	633	7.8%
Unincorporated	10,376	9,005	86.8%	572	5.5%	100	.9%	246	2.4%	453	4.4%	828	8.0%
V. Cuyama HMA	1,180	1,072	91.0%	2	.1%	5	.4%	4	.3%	97	8.2%	162	13.7%
TOTAL	298,694	247,695	82.9%	7,767	2.6%	2,702	.9%	8,344	2.8%	32,186	10.8%	55,356	18.5%

Source: 1980 U.S. Census, Complete County Data

TABLE 10
1980 PERSONS IN GROUP QUARTERS

	<u>Housing Market AREA</u>	<u>Persons in Group Quarters</u>	<u>Inmate of Institution</u>	<u>Other Persons</u>
I.	South Coast HMA	9,194	1,953	7,241
	City of Carpinteria	11	0	11
	City of Santa Barbara	2,101	1,039	1,062
	Unincorporated	7,082	914	6,168
	Isla Vista	1,507	186	1,321
	Goleta West	4,733	571	4,162
	Remainder	842	157	685
II.	Santa Ynez HMA	210	183	27
III.	Santa Maria HMA	416	359	57
	City of Guadalupe	19	6	13
	City of Santa Maria	321	303	18
	Unincorporated	76	50	26
IV.	Lompoc HMA	2,159	1,338	821
	City of Lompoc	1,338	1,338	0
	VAFB	806	0	806
	Unincorporated	15	0	15
V.	Cuyama HMA	0	0	0
	TOTAL	11,979	3,833	8,146

Source: 1980 Census

Handicapped Persons

Handicapped refers to those persons who have a physical or mental impairment which substantially limits one or more major life activities. This section examines the number of handicapped with physical or mental impairment, though a much larger population with emotional, drug, or alcohol related problems also experiences housing problems.

Data obtained from the State Department of Rehabilitation and the Social Security Regional Office indicated that 40,000 persons over 16 years of age were disabled in 1977. The distribution of the disabled population within the County appears to coincide with the general distribution of the population although they are more likely to be in lower income urban areas because of a relatively higher unemployment rate and need to be near urban services.

The 1980 Census provided little insight into estimating the number of handicapped persons in the County. Two questions on the census asked if the respondent exhibited a problem in using public transportation as a result of a handicap and/or had a work disability. Of those responding, 16,000 persons in the County indicated they experienced a work related disability and 7,064 responded that they were unable to use public transportation because of a physical disability. Some of these two categories overlap and some disabled persons would not be identified.

Proper housing for the handicapped serves as a stabilizing factor and any disruption can setback rehabilitation treatments. Other factors must also be considered in addressing the housing needs of the handicapped. To the disabled, limited income, inaccessibility and a limited ability to search for adequate housing can create problems. Conventional housing can also create problems as those with mobility problems cannot use a second story and often the wheelchair-confined encounter an entrance barrier or bathroom entrance that is too narrow.

Farmworkers

Employment in the agricultural, forestry and fisheries sector in Santa Barbara County totaled approximately 9000 persons in 1982.* Of these, an estimated 3600 employees were farmworkers in the agricultural sector of the economy. This estimate was derived from a sample of employment data by firm and location provided by the State Employment Development Department.

* State of California, Employment Development Department, Wage and Salary Employment and Civilian Labor Force estimates, April, 1983, (contains April, 1982 estimate).

Farmworkers, in general, make substantially less than the average employee working in Santa Barbara County. For example, the average payroll salary in 1981 for persons employed in Santa Barbara County was \$13,933, while the average salary for persons in agricultural services was \$8,593.* This indicates a substantially lower salary for the farmworker and potentially greater problems in securing affordable housing.

Farmworker jobs are distributed throughout Santa Barbara County, primarily in the unincorporated areas; however, farmworkers live for the most part in incorporated areas. Local cities have expressed concern about their responsibility in providing low income housing for those who principally work in the unincorporated area.

E. Household Characteristics

A household is defined as a group of individuals living in a housing unit. Historically a household has been synonymous with the traditional family. An analysis of household characteristics, as compared to population figures, will enable the County to accurately assess household types with regard to size and composition. Such information, when considered with other relevant data will define housing needs. As of April 1980 there were 109,315 households in Santa Barbara County. Of these, sixty-six percent were blood related family households and the remaining households were composed of individuals living separately or together. The other portion of the population resided in group quarters and was discussed in a previous section.

Table 11 portrays the distribution of households within Santa Barbara County. The table also portrays the proportion of four types of households: elderly, households with persons under 18 years of age, female single parent households, and large households. Other household characteristics such as household composition and size and ethnic distribution are discussed later.

Households with Persons under 18 Years of Age

Table 11 indicates that households with persons under 18 years of age, which can also indicate family households, are proportionately higher in the North County. The highest concentrations of households with persons under 18 years of age are found on VAFB (75.2%), the City of Guadalupe (58%) and the unincorporated Santa Maria region (51.8%). On the South Coast the highest concentrations are found within the City of Carpinteria (38.7%) and the Goleta West area (39.1%). The lowest concentration of persons under 18 years of age is found in the college student community of Isla Vista. Households with children generally require larger housing units and locations close to schools, recreation, and other urban services.

* U.S. Dept. of Commerce, 1981, County Business Patterns, California.

Elderly Households

There is considerable variation in the distribution of elderly households in the County with the largest number of elderly living in the City of Santa Barbara (26.2%). For the unincorporated areas, the South Coast, excluding Goleta West and Isla Vista, has the highest proportion of elderly households. The Lompoc HMA has the smallest proportion of elderly households of the five regions of Santa Barbara County. The elderly often exhibit special housing needs because of mobility problems and low incomes which are characteristic of many elderly households. Lower income elderly homeowners are hard pressed to maintain existing dwelling units in good condition.

Female Single Parent Households

The distribution of female single parent households around the County is reasonably uniform, accounting for approximately 5.3 percent of all households (Table 11). The City of Lompoc has the highest proportion of female single parent households (9.3%) while the Cuyama region is among the lowest in absolute numbers and proportion of female single parent households. When examining all households, female single parent households characteristically have a limited income to accommodate housing and other expenses such as child care.

Large Households

Households composed of 5 or more persons comprise approximately 11 percent of all households in Santa Barbara County. The City of Guadalupe has the largest proportion of large family households which comprise 32.6 percent of all City households. The largest number of large family households are distributed throughout the South Coast region with the lowest numbers in the City of Santa Barbara and the Isla Vista Area. Large households that have limited incomes and are required to rent housing often have inadequate space to accommodate many people in safe sanitary housing. With reductions in the birthrate, large, blood related families will represent a smaller proportion of the household population overall. However, housing costs may result in individuals forming larger groups to enable them to afford housing. Overcrowding may result if rents for housing units large enough to accommodate larger households outstrip the ability of individuals to afford those units.

TABLE 11

1980 SELECTED HOUSEHOLD CHARACTERISTICS
BY HOUSING MARKET AREA

Housing Market Area	Total Households No.	Percent of County Total	Percent of Hshlds. with Persons Under 18	Percent of Elderly (65+) Hshlds.	Percent of Female Single Parent Hshlds.	Percent of Large (5+ Persons) Hshlds.
I. South Coast HMA	66,018	60.4%	27.9%	21.3%	4.7%	9.0%
City of Carp.	3,989	3.6%	38.7%	19.8%	6.4%	12.3%
City of S.B.	32,509	29.8%	22.4%	26.2%	4.3%	6.9%
Unincorp.	29,520	27.0%	32.6%	16.2%	5.0%	11.0%
Goleta West	17,519	16.0%	39.1%	14.9%	5.7%	11.8%
Isla Vista	4,103	3.8%	15.0%	1.2%	3.9%	7.7%
Remainder	7,898	7.2%	27.3%	26.8%	3.9%	10.7%
II. Santa Ynez HMA	5,310	4.9%	36.3%	23.4%	4.8%	9.9%
III. Santa Maria HMA	22,668	20.7%	46.1%	16.9%	5.7%	16.1%
City of Guadalupe	951	.9%	58.0%	23.6%	6.4%	32.6%
City of Santa Maria	14,040	12.8%	42.2%	19.0%	6.7%	14.3%
Unincorp.	7,677	7.0%	51.8%	12.1%	3.8%	17.3%
IV. Lompoc HMA	14,903	13.6%	48.1%	10.9%	7.4%	13.0%
City of Lompoc	9,380	8.6%	42.1%	13.7%	9.3%	11.1%
VAFB	2,113	1.9%	75.2%	-	2.1%	18.1%
Unincorp.	3,410	3.1%	47.7%	9.8%	5.4%	15.3%
V. Cuyama HMA	416	.4%	42.8%	20.2%	2.2%	12.7%
TOTAL	109,315	100%	34.9%	19.1%	5.3%	11.1%

Source: 1980 U.S. Census

Ethnic Distribution of Households

This section examines the ethnic distribution of households according to 1980 Census data. Major categories include: white, black, Asian, Indian, and other. Persons in households of Spanish origin were counted separately. Table 12 summarizes the ethnic distribution of households within Santa Barbara County.

The ethnic distribution of households is similar to the ethnic distribution of the population (see Table 9) described in an earlier section. However, there are important differences which provide insight into housing issues. For example, there is a slightly larger proportion of white households compared to total households than there are people of white race compared to total population. This suggests the overall household size is smaller for white households. On the other hand, Asian and Spanish origin households constitute a smaller proportion of total households than these same population racial groups to total population. This suggests the overall household size is larger for Asian and Spanish origin households. Since it is likely that these groups also have comparatively lower incomes, these racial groups are also likely to live in overcrowded living conditions and be subject to other problems.

Based on the Census, approximately 83 percent of the County's population was white in 1980, whereas approximately 87 percent of the households were white, supporting the suggestion of an overall smaller household size. Inversely, 18.5 percent of the population was of Spanish origin, while only 13.7 percent of the households were of Spanish origin, suggesting an overall larger household size.

Household Size

Decreases in average household size have been occurring nationally and in Santa Barbara County over the past two decades, as shown in Table 13. Comparative data for the nation, the County, and the north and south portions of the County indicate that decreases in household size within the County have generally paralleled those of the nation since 1960. The average household size on the South Coast has always been substantially smaller than national averages. However, decreases in average size have followed national trends. These general trends are anticipated to continue into the future in the unincorporated area.

An example of the recent decline in household size in the Goleta area is illustrative of this phenomenon. Census Tract 29.06 in Goleta is bounded by the freeway on the south, Fairview Avenue on the east, Cathedral Oaks Road on the north, and Glen Annie Road on the west. It is comprised primarily of single family residences and experienced little change in number of housing units between 1970 and 1980.

TABLE 12

1980 ETHNIC DISTRIBUTION OF HOUSEHOLDS

HOUSING MARKET AREA	Total Hshlds.	Percent of White Hshlds.	Percent of Black Hshlds.	Percent of American Indian, Eskimo, & Aleut Hshlds.	Percent of Asian Hshlds.	Percent of "Other" Hshlds.	Percent of Spanish Origin
I. SOUTH COAST HMA	66,018	89.2%	1.7%	.7%	1.9%	6.5%	12.4%
City of Carpinteria	3,989	84.5%	.6%	.6%	1.5%	12.8%	21.6%
City of Santa Barbara	32,509	88.2%	2.1%	.8%	1.5%	7.4%	15.4%
Unincorporated	29,520	91.0%	1.3%	.6%	2.3%	4.8%	7.9%
Goleta West	17,519	91.0%	1.3%	.7%	2.3%	4.7%	8.8%
Isla Vista	4,193	80.7%	3.2%	.8%	5.2%	10.1%	10.4%
Remainder	7,898	96.3%	.3%	.3%	.9%	2.2%	4.5%
II. SANTA YNEZ HMA	5,310	94.7%	.1%	1.0%	.3%	3.9%	6.8%
III. SANTA MARIA HMA	22,668	79.4%	1.7%	1.0%	4.3%	13.6%	21.3%
City of Guadalupe	951	31.7%	.4%	.6%	18.9%	48.4%	66.2%
City of Santa Maria	14,040	76.2%	2.1%	1.0%	4.7%	16.0%	24.6%
Unincorporated	7,677	91.2%	1.2%	.8%	1.8%	5.0%	9.7%
IV. LOMPOC HMA	14,903	85.2%	6.6%	1.1%	1.8%	5.3%	10.6%
City of Lompoc	9,380	84.5%	5.7%	1.3%	1.8%	6.7%	13.3%
VAFB	2,113	79.5%	13.9%	.8%	2.7%	3.1%	.6%
Unincorporated	3,410	90.6%	4.7%	.8%	1.2%	2.7%	6.0%
V. CUYAMA HMA	416	93.8%	.2%	.2%	.5%	5.3%	1.3%
TOTAL	109,315	86.9%	2.3%	.8%	2.3%	7.7%	13.7%

Source: 1980 Census

TABLE 13
COMPARISON OF AVERAGE HOUSEHOLD SIZES 1960 TO 1983
PER HOUSEHOLD

YEAR	NATION	SANTA BARBARA COUNTY	SOUTH COAST	NORTH COUNTY
1960 ¹	3.33	3.07	2.82	3.46
1970 ¹	3.14	2.99	2.74	3.39
1975 ¹	2.94	2.70	2.51	3.02
1980 ¹	2.75	2.62	2.45	2.89
1983 ²	N/A	2.60	2.43	2.84

Source: 1. Analysis of Census Data by General Research Corporation cited in:
a) General Research Corporation, Socioeconomic Planning
Information for Santa Barbara County October, 1978.

b) General Research Corporation, An Updated Evaluation of the
Housing Market for UCSB, Phase 2.

Additional Analysis of 1980 Census Data by Staff.

2. Estimate prepared by Department of Resource Management, Santa Barbara County. See Table 15 for estimated average household size for housing market areas within the County.

As shown in Table 14, household size decreased from 4.12 persons per household in 1970 to 3.44 persons in 1980 in Census Tract 29.06. The table also illustrates the decline in family households (5+ persons in household) composed of young children. By 1980 the percentage of large family households had dropped from 37.5 percent in 1970 to 21.5 percent. This is the result of a decline in the birthrate and large numbers of young adults leaving parental households. Further analysis of the age structure of the population suggests that households will continue to have fewer persons per household because of high school students moving away to attend college, or to seek employment.

Estimated 1983 Average Household Sizes in Santa Barbara County

Because household size is an important factor in analyzing the number and type of housing units needed, current estimates of average household sizes for the five housing market areas were prepared. To determine the household size for 1983, comparisons were made between 1970, 1975 and 1980 Census data to determine the historical trend. In addition, the number of births per household in the population as well as other physical, social, and economic characteristics were considered.

As noted earlier in this section, between the 1970 and 1980 U.S. Census dates, the household size within Santa Barbara County declined from 2.99 to 2.62 persons. The 4/1/70 through 3/31/76 decrease measured 0.29 persons, whereas, the 4/1/76 through 3/31/80 decline equaled 0.08 persons. This comparison shows that the rate of decline in household size decreased during the latter half of the decade. In looking at the period 4/1/80 through 3/31/83, the increase in the number of births within the County since 1980 would support the slower rate of decline in the household size. Based on these factors and other socioeconomic considerations, estimates of the 1983 household size for Santa Barbara County and in each Housing Market Area were developed and are presented in Table 15.

The 1983 estimates for each Housing Market Area indicate that the average household size in North County (2.84) is higher than the average household size on the South Coast (2.43). The largest households are found in the City of Guadalupe (3.75) and Vandenberg Air Force Base (3.37). The smallest households are found in the City of Santa Barbara (2.21), Isla Vista (2.42) and the remainder area of the South Coast (2.46). Overall, the average household size in the unincorporated County (2.77) is larger than the household size in the cities (2.47). This reflects the higher percentage of single family residences and larger homes in the unincorporated areas.

Other estimates of the 1983 average household size in Santa Barbara County include the California Department of Finance's estimate of 2.63 persons (1/1/83) and the Santa Barbara County/Cities Area Planning Council's estimate of 2.58 persons per household (1980 Growth Forecast). The D.O.F. estimate is slightly higher than the 2.60 County estimate since D.O.F. looks at state standards and places a greater weight on the increase in

TABLE 14

EXAMPLE OF DECLINING HOUSEHOLD SIZE, CENSUS TRACT 29.06, GOLETA

	<u>1970</u>	<u>1975</u>	<u>1980</u>
Population	5,284	4,806	4,423
Households	1,281	1,289	1,285
Average Household Size	4.12	3.73	3.44
<u>Number of Persons in Household</u>		<u>Percent</u>	
1	2.2	3.3	5.2
2	14.0	20.2	25.3
3	16.6	19.4	22.3
4	29.7	29.8	25.7
5+	<u>37.5</u>	<u>27.3</u>	<u>21.5</u>
	100.0%	100.0%	100.0%
Aged under 18	2,462	1,853	1,297

Source: 1970, 1980 U.S. Census
 1975 Special Census
 General Research Corporation, 1983 An Update Evaluation of
 the Housing Market for UCSB, Phase 2.

TABLE 15
1983 ESTIMATED SANTA BARBARA COUNTY HOUSEHOLD SIZES

4/1/83

HOUSING MARKET AREA	HOUSEHOLD SIZE
I. SOUTHCOAST	2.43
A. So. Co. Cities	2.27
Santa Barbara City	2.21
Carpinteria City	2.68
B. So. Co. Unincorp.	2.64
Goleta	2.77
Isla Vista	2.42
Remainder	2.46
II. NORTH COUNTY	2.84
A. Santa Ynez Valley	2.60
B. Lompoc Region	2.81
Lompoc City	2.63
VAFB	3.37
Lompoc Region	3.00
Unincorporated	
C. Santa Maria Region	2.91
Santa Maria City	2.77
Guadalupe City	3.75
S. M. Region	3.07
Unincorporated	
D. Cuyama	2.80
III. COUNTYWIDE	2.60
A. S.B. Co. Cities	2.47
B. S.B. Co. Unincorp.	2.77

Source: Department of Resource Management, Santa Barbara County.

birth rates. Similarly, the reason that APC's estimate is slightly lower than RMD's is because it was made in 1980, without benefit of the most recent birth rate information. Further household size estimates should benefit from the further availability of and greater familiarity with 1980 U.S. Census data.

In summary, the cost of housing may offset the trend of decreasing household size to a limited degree by causing larger households to form for economic reasons. Indeed, a few census tracts in downtown Santa Barbara even exhibited increases in household size between 1975 and 1980. However, the general trend of reduction in size is expected to continue, although the rate of decline will be slower.

The relationship of high housing costs and reduction in household size will likely result in some changes in the housing stock. There will likely be an increase in the number of homes occupied by single person elderly households in the "suburbs" as the children grow up and leave the home. Increased renting of homes in single-family tracts, or the renting of condominiums can also be expected. The smaller household size and pressures brought about by high housing costs have resulted in the desire of many homeowners to divide their house into two smaller units, creating what is commonly referred to as a "Granny Flat."

Household Income

According to the 1980 Census, the median household income in 1979 for residents of Santa Barbara County was \$17,962. Median income is an important statistic for use in analyzing housing issues because most housing programs, including those presently used in Santa Barbara County, have identified four target income groups in relation to the median income. These groups are: 1) very low income households who earn less than 50 percent of the median household income; 2) low income households who earn 50 - 80 percent of the median income; 3) moderate income households who earn 80 - 120 percent of the median income; and, 4) above moderate which includes households who earn more than 120 percent of the median County household income.

Table 16 portrays the number and distribution of County households among the four income groups for individual housing market areas. Additional detail is also provided for the Santa Ynez Valley communities of Buellton, Santa Ynez, and the City of Solvang. Generally the unincorporated area has a relatively smaller proportion of households in the lower income groups and more households in the moderate and above moderate income groups. This is particularly true of the unincorporated area of Orcutt and the Santa Ynez Valley where 56 percent and 68 percent of the households, respectively, are above the moderate income range. The unincorporated community of Isla Vista, and City of Lompoc, and the Cuyama region tend to have the highest concentrations of households with lower incomes. The extremely high percentage of households in the very low income category in Isla Vista (52 percent) is reflective of the large student population. Table 16 shows that a higher percentage of very low and low income households are found within the incorporated cities, where generally housing costs are lower. Reduction in lower income housing opportunities in areas with a high percentage of very low and low income households will have a greater impact of the ability of these households to secure "affordable" housing.

TABLE 16

1980 DISTRIBUTION OF HOUSEHOLDS
BY INCOME GROUP

Housing Market Area	Total Households	Percent of Very Low Income Households	Percent of Low Income Households	Percent of Moderate Income Households	Percent of Above Moderate Income Households
I. South Coast HMA	66,018	24%	17%	18%	41%
City of Carpinteria	3,989	23%	18%	21%	38%
City of Santa Barbara	32,509	27%	19%	20%	34%
Unincorporated	29,520	20%	14%	16%	50%
Goleta	17,519	15%	13%	8%	64%
Isla Vista	4,103	52%	24%	7%	17%
Remainder	7,898	15%	13%	18%	54%
II. Santa Ynez HMA	5,310	20%	16%	19%	45%
Buellton CDP*	933	20%	19%	9%	52%
Santa Ynez CDP	1,108	14%	12%	6%	68%
Solvang CDP	1,319	23%	19%	8%	50%
III. Santa Maria HMA	22,668	21%	17%	22%	40%
City of Guadalupe	951	22%	28%	28%	22%
City of Santa Maria	14,040	26%	19%	22%	33%
Unincorporated	7,677	12%	12%	20%	56%
IV. Lompoc HMA	14,903	24%	18%	20%	38%
City of Lompoc	9,380	29%	16%	20%	35%
VAFB	2,113	21%	36%	12%	31%
Unincorporated	3,410	15%	21%	20%	44%
V. Cuyama HMA	416	28%	11%	22%	39%
TOTAL (not incl. VAFB)	109,315	23%	17%	19%	41%

*CDP = Census Designated Place

Since 1979 the median household income for Santa Barbara County has increased from \$17,962 to an estimated \$31,900 in 1984. This figure was established in June 1984 by the Department of Housing and Urban Development (HUD) for a family of four for the County of Santa Barbara.

There is no additional information which would permit analysis of changes in the distribution of households among the four income groups as a result of the increase in the 1984 median household income. If the trend between the 1975 and 1980 Census continues there will likely be slightly more households at both ends of the income range, i.e., greater proportions of very low income and above-moderate income households relative to the two other income groups.

F. Characteristics of the Housing Market

Housing Costs

This section provides information on housing costs for each housing market area. Both single family home sales and rental rates for single and multiple units are examined in detail as they represent the dominant form of housing available to the general population.

Table 17 presents the most recent information on confirmed sales prices for single family dwellings for the period August 1982 to August 1983. The base data was obtained from the County Assessor's Office and while it does not include every unit, since some are sold for nominal fees, e.g., transfer to a relative, it is a reliable sample. The number of transactions in each area range from a low of 8 in Isla Vista and 9 in Cuyama to a high of nearly 500 in Goleta. The data reflects a wide distribution of single family home sales prices in the County, with higher prices in Montecito and the South Coast HMA and comparatively lower cost dwellings in Cuyama and the City of Guadalupe. Comparison of these figures with the Santa Barbara Multiple Listing Service 1983 Statistical Review data indicates approximately the same range for the median sales prices as those from the County Assessor's confirmed sales prices.

TABLE 17
MEDIAN SALES PRICES FOR
SINGLE FAMILY DWELLINGS

August 1, 1982 - August 1, 1983

<u>Area</u>	<u>Median Sales Price</u>
South Coast HMA	
City of Carpinteria	\$120,000
City of Santa Barbara	150,000
Unincorporated Areas:	
South Coast East	190,000
Montecito	278,625
Santa Barbara	167,000
Goleta	135,000
Isla Vista	116,750
Santa Ynez HMA	\$129,500
Lompoc HMA	
City of Lompoc	\$87,500
Lompoc Unincorporated	88,000
Santa Maria HMA	
City of Santa Maria	\$78,500
City of Guadalupe	53,400
Santa Maria Unincorporated	97,000
Cuyama HMA	\$40,000

Source: County Assessor's Office
Confirmed Sales Prices

More detailed analysis of transfers of single family homes for the County Mortgage Revenue Bond Program determined that a greater percentage of the sales prices of newly constructed homes were at the lower end of the County housing market than the sales prices of existing residential units.* Since home prices are higher in the South Coast and are probably dominated by sales of existing dwellings and since the majority of the new housing is being constructed in North County where prices are lower, this seems reasonable.

The County's Mortgage Bond Feasibility Study provides further information on recent home buyers: "Information received from lenders, realtors, and developers indicates that the percentage of first time homebuyers varies widely by price range. As much as 80 percent of the units priced below \$80,000 are sold to the first-time homebuyers. Roughly 50 percent of the units priced under \$90,000 are first-time homebuyers, while only 5 to 10 percent of the units priced over \$100,000 are bought by first-time homebuyers."** This trend indicates that homeownership opportunities must be at the low end for first time buyers.

Previous research for the City of Carpinteria Housing Element found that many of the purchasers of single family homes were households with more than one income.*** This has likely continued given high housing costs relative to the median County income. Given the continuation of this trend the implications on traffic, employment, and social services such as child care may become significant.

* The Land Economic's Group, January 24, 1983. Mortgage Feasibility Study for Mortgage Revenue Bonds for the County of Santa Barbara. p. 67.

** Ibid.

*** City of Carpinteria, Housing Element/Housing Component of the Local Coastal Plan, September 1981. pp. 21-22.

Rental rate information in this draft was obtained through four primary sources: newspaper rental ads, housing authority rental information, rental rate information from UCSB Housing Office, and a survey by Santa Barbara Housing Council, Inc.

Tables A-1 through A-4 located in Appendix A portray rental housing costs for four of the five housing market areas of Santa Barbara County. (Inadequate data precludes an assessment of rental housing costs for the Cuyama Housing Market area.) The data was obtained from a survey of local newspapers for the period of one month.* Not all bedroom categories are listed due to limitations of the data and the brief survey period. The following represents the total number of listings in all categories for each market area: Santa Ynez HMA (29), Lompoc MHA (109), South Coast HMA (1,060), and Santa Maria HMA (390). Tables A-1 through A-4 of rental housing costs for each HMA include the range of listed prices and the average, or mean, for the survey period. Naturally some of the listings represent repeat listings, and the prices are asking prices; however, it is unlikely that there is negotiation in achieving an agreeable rental rate between landlords and renters. The Rental information obtained from the newspaper survey represents those units which were offered for rent during the period of the rental survey; it should be noted that there are many units which have not "turned over" in the last five years which are probably rented at below the prevailing market rate. Table A-6 contains data obtained by the Santa Barbara Housing Council, Inc. from a survey of their members. This survey represents housing units which are currently occupied as well as those units which are for rent. Housing Council members were asked to record the average rent for their units by size, as well as the actual lowest and actual highest rent. Apartments, cottages and houses were totalled together. Additionally, no distinction was made between furnished and unfurnished housing units.

The South Coast HMA has the greatest number of listings in the sample of rental housing costs. The average apartment rents from \$346 for a studio to \$795 per month for a three bedroom apartment. On the average, detached houses rent for 22 percent to 52 percent higher than apartments with the same number of bedrooms. The rent for condominiums is 10 percent to 65 percent higher than apartments; the large range is probably reflective of

* The following newspapers were consulted for a one month period from December 1983 - January 1984: Santa Ynez Valley News, Lompoc Record, and Santa Barbara News Press. Staff of the Community Development Department, City of Santa Maria surveyed listings in the Santa Maria Times during fall 1983, and this information was used for the Santa Maria area.

apartments which have been converted to condominiums and may rent for less than new condominiums which may have more amenities and higher rent. The category of shared housing represents 23 percent of the survey sample and the average rent is substantially lower than other average listings.

The Santa Barbara Housing Council Survey separated the data for the City of Santa Barbara from the unincorporated South Coast. In the City of Santa Barbara 1419 units were surveyed, and in the unincorporated area 1416 units were surveyed. The average rents for studios, one bedrooms and two bedrooms are approximately equal for the City of Santa Barbara and the Unincorporated South Coast. However, the average rent for three and four bedroom units in the City of Santa Barbara is approximately \$150 per month higher. The same relationship is true in comparing the newspaper survey with the Housing Council's survey. The rents in the newspaper survey are approximately equal with the Housing Council's survey for the City of Santa Barbara across the board, while the rents in the unincorporated area are substantially lower for three and four bedroom units in the Housing Council's survey. The Housing Council's survey for the unincorporated area indicated studios averaged \$386, one bedroom units \$447, two bedroom units \$579, three bedroom units \$672, and four bedroom units \$638.

There is additional survey data from other sources for the South Coast HMA. The UCSB Housing Office survey of listings with the Housing Office as of September 1, 1983 for units within one mile of UCSB determined that the median price for one bedroom units was \$425, two bedroom units \$625, and three bedroom units \$900. The one and two bedroom unit prices parallel the average listings for the newspaper survey. A survey of rents by the County Housing Authority during spring-summer 1983, indicated one bedroom units averaged \$429, two bedroom units \$557, and three bedroom units \$646. These averages are slightly lower than the more recent newspaper survey.

Rental housing costs for the South Coast HMA are high when compared to Fair Market Rents established by the U.S. Department of Housing and Urban Development under the Section 8 Existing Housing Assistance Payment Program. In this program there is a ceiling on rental housing costs, and the ceiling established in September 1983 for Santa Barbara County is \$308 for a studio, \$370 for a one bedroom, \$468 for a two bedroom, and \$576 for a three bedroom unit.* These allowed rental costs are substantially lower than average costs portrayed in the rental information obtained through the newspaper rental ads, UCSB, and the County Housing Authority. This results in a hardship for persons on the South Coast with fixed lower incomes who are dependent on public assistance in securing decent affordable housing.

* U.S. Federal Register. Vol. 48, No. 186, September 23, 1983
Rules and Regulations.

Rental housing survey data for the Lompoc HMA is portrayed in Table A-2. These rents are substantially lower than those found on the South Coast, and lower than a more focused survey of rents taken in July, 1983 by staff of the Lompoc City Community Development Department (see Table A-5). The average rent was \$356 for a one bedroom apartment and \$390 for a two bedroom apartment for a sample of 37 listings in the December newspaper survey. These costs are in accordance with the 1983 Section 8 existing rent levels for Santa Barbara County referenced in the previous section.

The Santa Barbara Housing Council surveyed 340 units in the Lompoc HMA, the majority of which were one- and two-bedroom units (see Table A-6). The average rent was \$295 for a studio, \$380 for a one bedroom, \$414 for a two bedroom and \$568 for a three bedroom. These costs are also in accordance with the 1983 Section 8 existing rent levels for Santa Barbara County.

Rental housing costs for the Santa Maria HMA are illustrated in Table A-3. The survey was performed by staff of the Santa Maria Community Development Department. Rental housing costs for apartments and condominiums are slightly higher in the Santa Maria HMA than the Lompoc HMA. For example, two bedroom condominiums rent for \$625 and three bedroom condominiums rent for \$765 in the Santa Maria Valley, which is 5 to 20 percent higher than comparable units in the Lompoc HMA. However, the Section 8 Existing Fair Market Rents are still in the same range as the average rents in the Santa Maria HMA.

The Santa Barbara Housing Council surveyed 539 units in the Santa Maria HMA, the majority of which were one- and two bedroom units (see Table A-6). The average rent was \$319 for a studio, \$395 for a one bedroom, \$463 for a two bedroom, and \$590 for a three bedroom. These costs are also within the same range as the 1983 Section 8 existing rent levels.

Due to the small number of rental housing units in the Santa Ynez HMA there were fewer listings for this area. Only five apartments were listed, and average rent ranged from \$335 for a studio to \$525 for a two bedroom (Table A-4). Rental costs for single family homes were high in comparison to other areas, but the sample was limited to fifteen (15) listings. No other data for the Santa Ynez HMA is available at this time.

Vacancy Rates

Vacancy rates are an important indication of supply and demand factors in the housing market. A low vacancy rate points up a serious housing shortage in relation to demand. Problems include limited choice, high prices resulting in overpayment, the renting of illegal units, and the loss of affordable housing. A vacancy rate of five percent is considered necessary to provide housing for existing households, newly forming households, and households new to the area.

According to the 1980 Census, the vacancy rate for the State of California was 6.4 percent, while Santa Barbara County had a lower vacancy rate of 4.71 percent. The vacancy rate on the South Coast overall was 4.09 percent, and that of the North County, 5.64 percent.

Vacancy rates are not absolutes. The housing market is dynamic and vacancy rates fluctuate widely by season and by location. To update the vacancy rate to 1983, an estimate was made using 1980 Census information and the number of inactive and active utility connections.* Table 18 lists the estimated vacancy rate for 4/1/83 for the different Housing Market Areas by type of structures. It is estimated that the Countywide vacancy rate declined from 4.71 percent in 1980 to 4.01 percent in 1983. The overall South Coast vacancy rate in 1983 is estimated to be approximately the same at 3.92 percent (a decline of .17 percent from 1980, while the estimated vacancy rate in the North County declined to 4.13 percent (a decline of 1.51 percent). Estimated vacancy rates above five percent are found in the City of Carpinteria (8.61%), areas of the South Coast not including Goleta and Isla Vista (7.03%), the Santa Ynez Valley (7.67%), and Cuyama (7.13%). The lowest estimated vacancy rates are found in Isla Vista (0.92%), Goleta (2.03%), and the Santa Maria Unincorporated area (2.79%).

The use of census data to determine vacancy rates may have a tendency to overstate the true number of vacant units. Vacation homes as well as houses/condos which are "For Sale" are often counted as vacant units, although these units are not available to be rented.

- * To determine the vacancy rate, the number of inactive and active utility connections for April 1980 was compared to the number of vacant and occupied housing units from the 1980 Census. This information was provided by the California Department of Finance. Based on the relationship established from inactive utility meters to the vacancy rate in 1980, the vacancy rate for other time periods can be estimated. The projected 1983 total number of households and the number of inactive utility meters were multiplied by the relationship established in 1980 to determine the estimated vacancy rate for 1983.

The D.O.F. estimates for vacancy may differ from those of RMD since the D.O.F. estimate is for the County as a whole, and does not differentiate between different Housing Market Areas, owner vs. renter occupied units, and different housing types.

TABLE 18
ESTIMATED NUMBER AND PERCENT OF VACANT HOUSING UNITS 4/1/83

HOUSING MARKET AREA	SFD		2-4 UNITS		5+ UNIT		MOBILE HOMES		TOTALS	
	Number Vacant	Percent Vacant	Number Vacant	Percent Vacant	Number Vacant	Percent Vacant	Number Vacant	Percent Vacant	Number Vacant	Percent Vacant
I. SOUTH COAST	1141	3.03	273	3.54	1192	5.41	135	5.28	2741	3.92
A. South Coast Cities	546	2.75	202	4.09	901	6.80	76	9.21	1725	4.43
Santa Barbara City	495	2.80	168	3.77	641	5.40	30	8.26	1334	3.88
Carpinteria City	51	2.31	34	6.98	260	18.75	46	9.96	391	8.61
B. South Coast Unincorp.	595	3.35	71	2.57	291	3.32	59	3.41	1016	3.27
Goleta	168	1.49	19	1.53	157	3.59	26	1.96	370	2.03
Isla Vista	0	0.00	3	0.38	35	1.12	0	0.00	38	0.92
Remainder	427	6.83	49	6.77	99	7.79	33	8.11	608	7.03
II. NORTH COUNTY	1210	3.41	196	5.41	512	7.12	129	3.94	2047	4.13
A. Santa Ynez Valley HMA	293	6.71	25	9.92	104	11.83	56	7.61	478	7.67
B. Lompoc HMA	336	2.91	99	6.23	170	6.93	25	2.92	630	3.83
Lompoc City	176	2.78	47	3.52	164	7.23	14	2.38	401	3.81
VAFB	35	1.78	49	55.06	2	8.00	8	4.65	94	4.17
Lompoc Unincorp.	125	3.82	3	1.83	4	2.50	3	3.16	135	3.65
C. Santa Maria HMA	559	2.92	68	3.87	232	6.07	47	2.86	906	3.43
Santa Maria City	318	3.04	54	3.99	219	6.37	22	2.46	613	3.79
Guadalupe City	28	3.67	6	4.03	3	1.69	1	50.00	38	3.48
S.M. Unincorp.	213	2.68	8	3.15	10	4.81	24	3.20	255	2.79
D. Cuyama HMA	22	5.90	4	16.67	6	18.18	1	3.03	33	7.13
III. COUNTYWIDE	2351	3.21	469	4.14	1704	5.83	264	4.53	4788	4.01
A. S.B. County Cities	1068	2.85	309	3.97	1287	6.73	113	4.89	2777	4.17
B. S.B. County Unincorp.	1283	3.59	160	4.52	417	4.14	151	4.29	2011	3.81

Source: Santa Barbara County Resource Management Department

Vacancy rates are also determined on an annual basis by the Federal Home Loan Bank of San Francisco in which survey is done by mail carriers. Residential units are surveyed by type and units which do not receive mail are considered to be vacant. Based on the Federal Home Loan survey, the vacancy rate in April 1983 for Santa Barbara County was determined to be 1.2 percent. Table 19 shows the results of the FHLB Survey. By contrast to the estimated vacancy rate for 1983 based on 1980 census and utility information, the Federal Home Loan Survey results are quite low. For example, the greatest discrepancy between the 1983 census/utility estimate and the FHLB survey is in the City of Carpinteria, where the vacancy rate based on the FHLB survey was 0.8 percent and 8.61 percent based on census and utility information. The use of the FHLB survey may tend to understate the true vacancy because mail is often delivered to residences although the resident may have moved.

The actual vacancy rate lies somewhere in-between census/utility estimates and the 1983 FHLB survey. In any case, despite fluctuation in the vacancy rate, plus any errors due to the problems of obtaining adequate information, it is clear that the vacancy rate is low in Santa Barbara County. The problem is compounded because the units that are vacant and available for occupancy are not necessarily attainable by prospective renters or buyers. Unit size and price vary greatly among unoccupied units, and it is often the higher priced housing that remains for sale or rent. As a result, the squeeze often falls most heavily on the low and moderate income households.

Housing Condition

The last Countywide unincorporated area survey of housing condition took place in the autumn and spring of 1977. The survey involved looking at the exterior of 46,743 residential units, single- and multiple-family, and mobile homes in the unincorporated area. Conventional dwelling structures of all types were placed in one of four condition categories - A,B,C or D. Mobile homes were judged as either good or poor. The criteria for these conditions are as follows:

- Condition "A" - new, near new housing under construction and older housing which has been exceptionally well maintained;
- Condition "B" - housing where minor deficiencies are apparent, where roofs need repair work, buildings need painting and other weather protection, garage doors sagging or inoperable, housing where an expenditure of some \$1,000 to \$5,000 and good ongoing maintenance will extend the useful life of the building beyond a 40 year period;
- Condition "C" - housing where major deficiencies are apparent, often without foundations, roofs sagging, paint and weather protection work needed, some structural failures in porches and steps. These are usually older buildings (pre-building code) whose original construction was inadequate or buildings which have had little or inadequate maintenance. Buildings in this condition,

TABLE 19

SURVEY DATE: 04/19/83 THRU 04/21/83

FEDERAL HOME LOAN BANK OF SAN FRANCISCO

SANTA BARBARA SMSA HOUSING VACANCY SURVEY

ALL HOUSING TYPES

SURVEY AREA / ZIP CODE	TOTAL UNITS	-----USED-----		-----VACANT-----		-----TOTAL-----		UNDER CONSTRUCTION	
		NUMBER	PCT	NUMBER	PCT	NUMBER	PCT	NUMBER	PCT
CARPINTERIA 93013	5,483	46	0.8	0	0.0	46	0.8	3	0.1
GUADALUPE 93434	1,041	4	0.4	17	1.6	21	2.0	13	1.2
LOMPOC 93436	13,540	98	0.7	27	0.2	125	0.9	65	0.5
SANTA BARBARA									
ZIP CODE 93101	11,130	76	0.7	10	0.1	86	0.8	63	0.6
ZIP CODE 93103	7,112	130	1.8	5	0.1	135	1.9	12	0.2
ZIP CODE 93105	9,244	72	0.8	16	0.2	88	1.0	81	0.9
ZIP CODE 93108	4,878	56	1.1	20	0.4	76	1.6	12	0.2
ZIP CODE 93109	4,401	19	0.4	2	0.1	21	0.5	5	0.1
ZIP CODE 93110	5,181	27	0.5	0	0.0	27	0.5	12	0.2
ZIP CODE 93111	5,517	14	0.3	1	0.1	15	0.3	83	1.5
ZIP CODE 93117	14,540	98	0.7	0	0.0	98	0.7	0	0.0
TOTAL SANTA BARBARA	62,003	492	0.8	54	0.1	546	0.9	269	0.4
SANTA MARIA									
ZIP CODE 93454	16,043	188	1.2	108	0.7	296	1.8	271	1.7
ZIP CODE 93455	9,199	123	1.3	81	0.9	204	2.2	499	5.4
TOTAL SANTA MARIA	25,242	311	1.2	189	0.7	500	2.0	770	3.1
SOLVANG 93463	2,066	12	0.6	16	0.8	28	1.4	46	2.2
TOTAL SURVEY	109,375	963	0.9	303	0.3	1,266	1.2	1,165	1.1

unless rehabilitated, could be beyond reasonable economic repair within a 3 to 10 year period. "C" condition housing would likely require a \$5,000 to \$20,000 expenditure and a program of sound maintenance to provide the building with an additional 40 year life;

Condition "D" - dilapidated housing which has deteriorated beyond reasonable economic repair. The term "reasonable economic repair" means that a sum of money in excess of 50 percent of the "as is" value of the building would be required to rehabilitate the dwelling to livable standards. Since mobile homes are not technically a structure by building code definition they were graded in just two categories, good and poor.

Table 20 summarizes housing conditions in the unincorporated area as of the 1977 survey. Of the 46,743 units surveyed approximately 2,411 were determined to need a substantial amount of work (Condition C), on the order of \$5,000 to \$20,000, to significantly extend the life span of the structure. An additional 692 units were classed as dilapidated (Condition D) and would require substantial investment to maintain the housing unit. Tables B-1 through B-9 provide further detail of the housing condition by geographical area and are found in Appendix B.

Due to age and quality of original construction, much of the housing in need of major repair is located in outlying agricultural areas. Specifically Casmalia, Tanglewood-Betteravia, Sisquoc, and Garey were areas with existing pressing needs according to the survey.

Other pockets of deteriorated housing exist in more built up urban areas including Old Orcutt, old "Downtown Goleta", El Sueno Road, and Summerland. In terms of the number of units, the South Coast unincorporated region has the greatest rehab need with some 15,000 units in need of some repair.

Since 1977 some areas of the County have received further study of housing condition. Orcutt, El Sueno Road, Mission Hills, and Casmalia were the subject of general Community Development Needs Surveys and in all but the case of Casmalia were also given a home rehabilitation survey. This effort occurred as part of groundwork for the County of Santa Barbara Community Development Block Grant 1981 Application. Community interest in housing rehabilitation as a perceived need was low to moderate in the communities of Mission Hills, Orcutt, and Casmalia and high in the El Sueno Road community, where virtually all residents responded favorably.

Subsequently, a focused limited survey of the Isla Vista community was also undertaken to substantiate the need for a multi-family housing rehabilitation program. Of 344 units surveyed, 19 percent or 65 units were found to be substandard. In addition, while Isla Vista has approximately 9 percent of the County's unincorporated housing stock, 14 percent of complaints directed to the County Building Division during the period October, 1981 to October, 1982 were from Isla Vista. These complaints are an indirect indication of housing condition problems.

TABLE 20
COUNTYWIDE HOUSING CONDITIONS
BY SURVEY TYPE

TABLE CONDITION OF DWELLING UNITS BY TYPE OF STRUCTURE						TOTAL COUNTY UNINCORPORATED AREA SUMMARY					
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units		
						Good	Poor				
A	#	16,530	923	3,483	20,936						
	%	39.2	2.2	8.2	49.6						
B	#	11,271	1,913	4,993	18,177						
	%	26.7	4.5	11.9	43.1						
C	#	2,106	220	85	2,411						
	%	5.0	0.5	0.2	5.7						
D	#	571	77	44	692						
	%	1.3	0.2	0.1	1.6						
Sub-Total	#	30,478	3,133	8,605	42,216					3,572	167
	%	72.2	7.4	20.4	100.0					7.6	0.4
Total	#	42,216				3,739		788	46,743		
	%	90.3				8.0		1.7	100.0		

Source: Patterson, Langford and Stewart, Housing Condition Inventory Santa Barbara County Unincorporated Area, June, 1977.

G. Constraints on Housing Development

Introduction

This section contains buildout projections for each of the planning areas in the Land Use Plan and the Coastal Plan. Brief discussions of resource constraints and service system capacities for each planning area are included. This section will also include discussions of market and governmental constraints, and how these constraints affect the cost and supply of housing. The relationship between buildout projections and resource constraints, and the County's goals in meeting its regional share of housing need will be discussed in a later section.

Buildout, Resource, and Service System Constraints

The geographical boundaries of the planning areas used in the Land Use Plan and the Coastal Plan are in two instances different from the Housing Market Area (HMA) boundaries used in the Housing Element. Los Alamos is within the Santa Maria-Orcutt planning area, but because of census tract boundaries, it is within the Santa Ynez Housing Market Area. On the South Coast, the boundary between the Goleta planning area and Santa Barbara planning area is State Highway 154; however, for the HMA's the census tract boundary is at Old San Marcos Road.

The land use categories of the Land Use Plan and the Coastal Plan have been organized into three density categories for discussion in the Housing Element as follows:

Low Density	3 acres or more/residence
	1 acre or more/residence
	1.8 units/acre
	3.3 units/acre
	4.6 units/acre
Medium Density	8 units/acre
	12.3 units/acre
High Density	20 units/acre
	30 units/acre

Buildout calculations are based on the estimated total number of residential units that would be permitted in each land use category. The total projected buildout includes existing units as well as potential additional units. There are a number of reasons to believe that the buildout calculations may be overstated. Some areas are currently developed at lower densities than would be permitted under the Land Use Plan or Coastal Plan. Major demolition to permit conversion to higher density development is unlikely even with the higher density designation. In other instances, buildout may be improbable because of site constraints, such as hazards and inadequate lot sizes. Therefore, the buildout projections used for analyses in each of the planning areas are used only to provide a general frame of reference for discussing service system and resource constraints. The buildout tables (Tables C-1 through C-9) for each of the planning areas which are discussed in the following section are located in Appendix C.

1. South Coast Housing Market Area

a. Carpinteria/Summerland Planning Area

In the Carpinteria/Summerland planning area, the primary land use both inside and outside the coastal zone is agriculture. Table C-1 portrays the existing and potential development in the Carpinteria/Summerland planning area. The buildout for the Urban area is 2,850 units, of which 1,531 (54 percent) are currently built. Land designated for urban residential uses outside the coastal zone is in the low density category. Seventy-one percent or 247 units, of the land designated as low density is still undeveloped. Within the coastal zone, 73.8 percent is in the low density category, 23.2 percent is in the medium density category, and 3 percent is in the high density category. Additional potential exists for 649 low density units, 396 medium density units, and 27 high density units. The town of Summerland contains most of the medium and high density land.

Carpinteria Valley is within the boundaries of the Carpinteria County Water District. The district derives its water supply from the Carpinteria groundwater basin and service deliveries from Lake Cachuma. Buildout under the Land Use Plan and the Coastal Plan would both require more water than the district canals supply. A water management plan is proposed for Carpinteria Valley to reflect the priority uses established under the Coastal Plan. Sanitary services are provided by the Carpinteria Sanitary District's wastewater treatment facility. The capacity of the District's facility is 2 million gallons per day, and the facility is currently at 80 percent capacity. The District is able to provide service for approximately 3,600 additional people. This is far more than the number of people that could be serviced by the existing water supply.

The Summerland area is serviced primarily by the Summerland County Water District. The Montecito County Water District serves a portion of the area west of the Summerland County Water District boundaries. The District is totally dependent on the Cachuma Project for its water supply. No groundwater formations underlie the Summerland County Water District; thus, there are no private wells in operation within the District at this time. Since October 16, 1974, when water supply and demand reached approximate equilibrium, the Summerland County Water District has had a moratorium on new water hookups in effect. Because of the District's existing moratorium on new hookups and the lack of groundwater resources, there will be little or no development in Summerland until such time as a permanent increase in water supply is obtained. Sewage treatment for Summerland is provided by the Summerland County Sanitation District. Existing wastewater treatment capacity is rated at 150,000 gallons per day against an estimated waste water flow of 115,000 gallons per day. Based on this stated capacity, the District could serve approximately 318 additional residences.

b. Montecito Planning Area

Table C-2 portrays the existing and potential buildout in the Montecito planning area. The buildout for the Montecito Urban area is 5,811 units, of which 3,221 (55.4 percent) are currently built. The area of Montecito located outside the coastal zone is characterized primarily by large lot residential development, with approximately 97 percent of the residentially designated land in the low density category. The remaining three percent is in the medium density category. Additional potential exists for 1,649 low density units and 74 medium density units. Within the coastal zone, residentially designated lands are divided equally between the low density category and the medium density category, with an additional potential of 436 units in the low density category and 431 units in the medium density category. There is no land within the Montecito planning area, either within or outside the coastal zone, where the high density category has been applied.

The Montecito County Water District services the Montecito area along with several private purveyors. The District draws its water from Jameson and Cachuma Lakes, Doulton Tunnel, and from wells. On January 18, 1973, the Montecito Water District initiated a water moratorium in anticipation of a negative water supply/demand situation. The moratorium was modified in May 1973 to include a water allocation program and both remain in effect today. The Montecito planning area is serviced by the Montecito County Sanitation District. The plant has a capacity of .85 million gallons per day and an estimated flow of .70 million gallons per day. Assuming a .15 million gallons per day surplus capacity, the plant can accommodate an additional 454 new residences. Since buildout under the Land Use Plan and Coastal Plan would allow for a population increase far in excess of present plant capacity, expansion of the District's facilities would be required. However, because of the existing water moratorium in Montecito County Water District, even the current capacity level of wastewater treatment is not likely to be reached.

c. Santa Barbara Planning Area

The Santa Barbara area is located entirely outside of the coastal zone and is primarily the area known as Mission Canyon. Table C-3 portrays the existing and potential buildout for the Santa Barbara planning area. Buildout for the Santa Barbara planning area is 2,745 units, of which 1,764 (64.3 percent) are currently built. There is a potential for 981 additional units in the low density category. No additional land is available in the medium density category. Water service for the Santa Barbara area is provided by the City of Santa Barbara. The County is currently preparing a wastewater study for the Mission Canyon area with the goal of providing sewer service to the Mission Canyon area to replace existing problematic septic tanks in the area.

d. Goleta Planning Area

Table C-4 portrays the existing and potential buildout for the Goleta planning area. The buildout for the Goleta Urban area is 30,948 units, of which 19,223 (62 percent) are currently built. Of the land designated for residential use outside of the coastal zone, 49.8 percent is in the low density category, 33.9 percent is in the medium density category, and 16.3 percent is in the high density category. Additional potential exists for 2,646 low density units, 5,251 medium density units, and 913 high density units. Within the coastal zone, 32 percent is in the low density category, 50 percent is in the medium density category, and 18 percent is in the high density category. Additional potential exists for 700 low density units, 1,989 medium density units, and 226 high density units. Although a total of 11,725 potential additional units are designated in the Goleta planning area, because of resource constraints it is unlikely that many new units will be built in the near future.

The Goleta Water District and the La Cumbre Mutual Water Company are the principal water purveyors in the Goleta area. Lake Cachuma is the Goleta Water District's primary water resource, although groundwater is pumped from district wells. La Cumbre Mutual Water Company buys water wholesale from the Goleta County Water District and also draws groundwater from its four wells. In December 1972, the Goleta County Water District imposed a water moratorium on new hookups on the basis that its water supply was less than demand. The water moratorium has remained in effect and strong conservation measures have been imposed by the District in recent years. La Cumbre Mutual Water Company is not in a moratorium condition. The La Cumbre Mutual Water Company services Hope Ranch, which is an exclusive low density area.

The Goleta and Isla Vista Sanitary Districts service the Goleta area. The Goleta Sanitary District's wastewater treatment plant services both sanitary districts. There is sufficient excess capacity to serve an additional 16,090 people.

e. Isla Vista Planning Area

Isla Vista, west of the University campus, is the most densely populated area in Santa Barbara County. While much of Isla Vista is developed, vacant parcels remain along the bluffs (medium density) and in the northwestern section (low and high density) of the community. Table C-5 portrays existing and potential development in Isla Vista. The majority of the existing residential development (79 percent) is in the high density category. A potential for 1,059 additional units exists under the Coastal Plan in Isla Vista. Zoning is being considered for Isla Vista which would lower the density below that specified on the Land Use Plan. This proposal is the result of existing parking and circulation problems, lack of usable open space, and the high density and overcrowding in Isla Vista. Water service is provided by Goleta County Water District. As described under the Goleta planning area, there has been a moratorium in effect since 1972. There are no parcels in Isla Vista which would qualify for the conversion of an agricultural meter to residential use. Sanitary service is provided by the Isla Vista Sanitary District and additional capacity is available. However, because of the water moratorium, no new residential development is anticipated in the near future.

2. Santa Ynez Housing Market Area

a. Santa Ynez Valley Planning Area

The Santa Ynez Valley planning area consists of the towns of Santa Ynez, Solvang, Los Olivos, Ballard, Buellton, Los Alamos, and the City of Solvang. The buildout for the Urban area is 6,632 units of which 3,790 (57 percent) are currently built. The Urban areas of Santa Ynez Valley are characterized by small town atmospheres, surrounded by ranchettes and larger agricultural parcels. The majority of residential land is designated in the low density category consistent with this character. Table C-6 portrays the existing and potential development in the Santa Ynez Valley. Of the land designated for residential use, 81 percent is in the low density category, 3 percent is in the medium density category, and 16 percent is in the high density category. Additional potential exists for 2,331 low density units, 120 medium density units, and 391 high density units.

Water service to the City of Solvang is provided by the City of Solvang. Water service to Santa Ynez, Los Olivos and Ballard is provided by the Santa Ynez River Water Conservation District (SYRWCD). At the present time water service is available through both the City of Solvang and SYRWCD with no existing resource or service constraints.

The City of Solvang provides sewer service to Solvang and has a capacity of .54 mgd (million gallons/day). The plant is currently operating at 81 percent to over 100 percent of its rated capacity depending on daily flow. An additional plant capacity of .20 mgd is available to serve the town of Santa Ynez through the Santa Ynez Community Services District (SYCSD). The treatment of SYCSD wastewater was begun by SMID, the predecessor to the City of Solvang providing services, in early 1982. SYCSD is operating at 50 percent of its available treatment capacity. As noted earlier, the City of Solvang is at times over 100 percent of its service capacity. At this time, the excess is accommodated within the overall plant capacity; however, as SYCSD increases its capacity, the overall capacity of the treatment plant will have to be enlarged. No sewer service is available in the towns of Ballard and Los Olivos, and septic tanks are currently used. Septic tanks are not permitted by the County for multiple residential uses, and the minimum parcel size on which a new septic tank can be installed is one acre. This requirement prevents the development of medium or high density residential developments in these communities.

Water and sanitary service in the Buellton area is provided by the Buellton Community Services District (BCSD). The BCSD currently enjoys a relatively abundant water supply. The BCSD wastewater treatment plant is currently processing 300,000 gpd and has a rated capacity of 300,000 gpd. A planned expansion of the plant is currently underway to increase the plant capacity to 650,000 gpd. Completion of the addition is anticipated in summer 1985.

In summary, adequate water supply and service is available in the Santa Ynez Valley. The City of Solvang may have sanitary service constraints in the future due to limited plant capacity. Residential development in Ballard and Los Olivos will be limited due to lack of sewer service.

3. Lompoc Housing Market Area

a. Lompoc Valley Planning Area

The communities of Vandenberg Village, Mission Hills and Mesa Oaks are within the Lompoc Valley planning area. Table C-7 portrays the existing and potential development in the Lompoc Valley planning area. The buildout for the Lompoc Valley Urban areas is 8,486 units, of which 3,989 (47 percent) are currently built. Of the land designated for residential use, 78.2 percent is in the low density category, 7.2 percent is in the medium density category, and 14.6 percent is in the high density category. Additional potential exists for 3,443 low density units, 207 medium density units, and 847 high density units.

Water supply for the Vandenberg Village area is provided by Park Water Company. Using procedures stipulated by the California Public Utilities Commission, it is estimated that the maximum flow rate

requirement at full buildout would be approximately 5,400 gpd. The existing capability of the Park Water Company is 6,925; this represents an excess of 28 percent over the requirement at full buildout. By agreement between the City of Lompoc and Park Water Company, since July 1977, Vandenberg Village sewage has been disposed of by transport to the Lompoc Regional Wastewater Treatment Plant, owned by the City. At present, the plant is operating at half its capacity of 5 million gallons per day. At full buildout, Vandenberg Village would not represent an adverse impact.

Water and sanitary service in the Mission Hills area is provided by the Mission Hills Community Services District. Although the groundwater basin is overdrafted, water service is still available. The District's sanitary facilities are considered to be at capacity. Additional flow from new connections is not acceptable until expansion of the treatment facility is completed.

4. Santa Maria Housing Market Area

a. Santa Maria-Orcutt Planning Area

Table C-8 portrays the existing and potential development in the Santa Maria-Orcutt planning area. The buildout for the Santa Maria-Orcutt Urban area is 19,962 units, of which 7,640 (38.3 percent) are currently built. Of the land designated for residential use, 74.6 percent is in the low density category, 15.8 percent is in the medium density category, and 9.6 percent is in the high density category. Additional potential exists for 8,610 low density units, 1,867 medium density units, and 1,845 high density units. The total number of additional units under the existing Land Use Plan is 12,322.

Water service in the Santa Maria-Orcutt area is provided by California Cities Water Company. Water demands in the Santa Maria-Orcutt area are known to be in excess of available groundwater recharge by a significant amount. Safe yield of the basin is estimated to be only 79,000 AFY, but current pumping amounts to approximately 99,000 AFY, and accordingly the annual overdraft is estimated to be on the order of 20,000 acre feet. Although projects requiring more than 79 AFY are considered to have a significant adverse impact, California Cities Water Company does not currently have a policy which would prohibit additional hook-ups. Laguna County Sanitation District provides sewer service in the Santa Maria-Orcutt area. The District's facility is capable of treating 2.4 million gallons per day (mgd). Current flows as of early 1983 were less than 1.4 mgd. Approximately one-half of the remaining 1.0 mgd capacity has been committed to proposed developments, leaving capacity to accommodate about 2,570 additional units. Since the number of potential additional units under the Land Use Plan is 12,322, an expansion of the plant's capacity would be required to reach buildout.

5. Cuyama Housing Market Area

a. Cuyama Valley Planning Area

The Cuyama planning area consists of the towns of Cuyama and New Cuyama. Table C-9 portrays the existing and potential development in the Cuyama planning area. The buildout for the Urban area is 874 units, of which 364 (41.6 percent) are currently built. The Cuyama HMA is primarily an agricultural area due to its agricultural potential as well as its isolated location in relation to the remainder of Santa Barbara County. Of the land designated for residential use, 43 percent is in the low density category, and the remaining 57 percent is in the medium density category. There is no land designated for high density residential use in the Cuyama HMA. Only 7.5 percent of the land in the low density category is currently vacant, while 96.6 percent of the land in the medium density category is vacant. The majority of the vacant acreage in the medium density category is a 37.88 acre parcel owned by Rehoboth Farms. This parcel is part of the approved Rancho New Cuyama project which would add 561 units. Buildout under the existing land use plan could result in an additional 510 units; therefore, the Rancho New Cuyama project would exceed this buildout figure.

New Cuyama's water and sewer system is controlled by a private company, Cuyama Valley Community, Inc. Local citizens have formed the Cuyama Community Services District (CCSD) in an effort to establish public control over the private system; however, at this time water and sewer service is operated by Cuyama Valley Community, Inc. Water service to the town of Cuyama is provided by the Cuyama Mutual Water Company and by private wells; sewage treatment is by individual septic tank.

Annual demand for water exceeds the safe yield by 38,000 AFY; thus, the Cuyama Groundwater Basin, which is the primary source of water for the area is overdrafted substantially. In 1975, the State Health Department required the County Building Department to establish a moratorium in approving new water hookups or permitting related construction until water quality was improved. Improvements to the water system have been made and application has been made to the State for an amended water system permit. It is anticipated that the moratorium will be lifted shortly. Cuyama Valley Community, Inc.'s existing wastewater treatment plant has a capacity of 150,000 gpd, and the current community demand is 30,000 gpd.

The availability of existing resources and services for new residential development of buildout size was looked at based on the EIR for Rancho New Cuyama. New development of buildout proportion would significantly impact the overdrafted water basin, thereby

requiring mitigation measures to reduce the impacts to a Class II level. It should also be noted that the demand for sewage service related to the Rancho New Cuyama project would be 226,846 gpd. Therefore, the treatment plant would have to be expanded to increase its capacity to 300,000 gpd to accommodate a project of buildout proportion.

In summary, new residential development of buildout proportions could not currently be serviced due to an overdraft of the groundwater basin, a moratorium on new water hookups, and limited waste water treatment capacity. However, limited residential growth could occur annually to meet the population growth in Forecast 82. In addition, should the Rancho New Cuyama project be approved, the number of new residential units would exceed those projected as needed based on the Forecast 82.

Market Constraints

Market constraints are factors which effect the cost of housing in Santa Barbara County as well as nationally. A variety of market factors place constraints upon the development of housing for all income levels, but particularly low to moderate income groups. These factors include construction financing costs, interest rates, building materials and labor costs, construction overhead, and the rising price of land. These are costs which are uncontrollable at the local level.

The availability of construction and mortgage financing is crucial to the development and marketing of housing. Although there is no standard formula to determine the availability of construction financing, the lender generally looks at market factors, taking into account whether the project will generate enough cash to cover all operating expenses and debt service commitments plus providing a cushion of 15-20 percent between the cost of providing the units and the proposed selling price of the units. A developer's track record for previous developments provides a significant weight in the lender's decision. Additionally, the provision of below market rate units within a proposed development does not appear to create a negative factor in the decision to loan construction funds. Although the profit margin may be reduced when affordable units are included, the costs of the development are also reduced, e.g., marketing time for the units and the cost of land if a bonus density is involved. For individual home mortgage loans, the lender reviews the financial history of the borrower and balances the individual's income with his debts. Faced with the increasing costs of loanable funds, lending institutions reacted in the 1970's by modifying lending packages. Examples include the introduction of variable rate mortgages, and graduated mortgage payments tied to anticipated increases in household income. As a result, seller financing has become more common and has been forced to fill part of the conventional financial gap.

High interest rates in the early 1980's have played a critical role in making housing unaffordable to many households. Financing terms have not only made homeownership impossible for all but a small percentage of prospective first-time buyers, but they have served to drastically curtail the development of additional rental housing. An additional result is a curtailment of the number of persons "trading up" due to higher interest rates, thereby affecting the traditional "trickle down" of lower priced homes. Moreover, high land and construction financing costs have made the housing development business inherently more risky. Developers, in turn, need to realize higher financial returns to justify associated risks. Higher required profits push up eventual prices in the same manner as do higher costs.

The effect of the rising cost of financing on affordability is clearly demonstrated below by showing how monthly mortgage debt service payments on a 30-year \$100,000 fixed loan increase with higher interest rates.

<u>Interest Rate</u>	<u>Monthly Payment</u>
9%	\$ 805
11%	952
13%	1,106
15%	1,264
17%	1,426

Mortgage rates for conventional 80 percent of purchase price 30-year period loans increased from an average rate of less than 9.0 percent in 1975 to 11.7 percent in 1980. In 1983, the mortgage rates for homes in Santa Barbara County rose to 13.0 percent. As the interest rate has increased, so has the income required to qualify for a loan. Furthermore, the former trend toward restructuring mortgage instruments to facilitate borrowing has begun to reverse itself in recent years. Government credit regulators now concur with lending institutions that it is necessary to shift some of the risk of lending back towards borrowers. Traditional level-payment mortgages are likely to remain available but only at the cost of higher interest rates and/or shorter amortization periods. Financing terms in the 1980's will therefore make homeownership more difficult to achieve than in the past.

Section 65583 (a) (5) of the Government Code requires local governments to consider the price of land and cost of construction in analyzing market constraints to the development of housing for all income levels. This is one of the more difficult areas to examine as the factors are a function of density, location, demand, levels of improvements and amenities, and a number of other factors. Project specific cost breakdowns are not made available to local planning staff who review development applications, as developers understandably want to protect their competitive position in the market place. Therefore, the following information regarding land and construction costs is scant and has been taken from confidential sources. However, the data does provide an indication of overall housing development costs.

The City of Lompoc Community Development Department performed a brief analysis of housing costs for their housing element and obtained information which will serve as a basis for comparing other information.* A review of project financial information volunteered by developers indicated that new land costs amounted to \$5,000 per unit for high density residential and \$16,000 per unit for low density residential which translates to \$65,000-\$108,000 per acre. A review of one development in the unincorporated North County area indicated land costs for land with potential for multiple units approached \$58,000 per acre. Construction costs averaged out at \$30.00-\$38.00 per square foot in the County with the higher estimate in the South Coast. Construction costs amounted to 50-60 percent of housing production costs in the survey of developments in Lompoc and a review of costs for three developments in the unincorporated area revealed the same 50-60 percent proportion of housing costs being attributed to construction.

Governmental Constraints

Governmental regulation, while intentionally regulating the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These constraints include the enforcement of zoning and building codes, required on-site and off-site improvements, time delays in the permit process, and local mitigation fees required prior to development. The result is often an increase in the selling price, driving the cost of housing further out of the reach of low and moderate income households.

Land use controls may limit the amount or density of development, thus high land costs must be absorbed by fewer housing units than might otherwise be economically desirable. This causes the cost of an individual unit to increase. The enforcement of zoning and building code regulations can lead to the removal of converted illegal units. These units are usually rented at lower rates, therefore, their removal can impact low income households. In addition, building codes may set specific building standards which add material costs. Site improvements such as traffic signals or sewer improvements, and fees which are assessed as part of the review of new development, such as Quimby Act or fire fees, may also increase the costs of development when passed on through higher rent or sale prices in new housing developments.

* City of Lompoc, November 1983, Corrigenda for Draft Housing Element
City of Lompoc

The permit approval process is an important tool in ensuring that new housing meets all necessary health and safety codes, is consistent with County policies, is compatible with the existing neighborhood, and addresses environmental concerns. Yet, the processing and permit requirements may delay construction, increasing the financing and/or overhead costs of development. The environmental review process is often pointed to as a significant factor in increasing the processing time frames; however, due to recent amendments to CEQA, the processing deadlines for projects have been drastically reduced. For example, the decision on projects with Negative Declarations must now be made within a six-month period instead of a one year period.

To facilitate the provision of affordable housing, Section 65915 of the Government Code requires local jurisdictions to grant a density bonus when a housing developer agrees to construct at least 25 percent of the total units in a project for affordable income persons. Policy 16 of Santa Barbara County's Housing Element implements Section 65915 and expands it to allow up to a 50 percent density bonus. Section 65915 also requires local jurisdictions to provide other incentives of equivalent financial value. Incentives offered by Santa Barbara County include fast track processing, fee-waived pre-applications, reduction in required zoning standards with the exception of the open space requirement (i.e., building height, setbacks, yards, parking, building coverage, landscaping or screening), and the reduction of mitigation fees.

As a result of the concerns of the development community regarding fees and time delays, the County has formed a task force to review fees and interdepartmental procedures for processing of applications. The initial results of a survey found that in Santa Barbara County, fees were at or below the actual costs for provision of services. The task force will be recommending changes in the development process based on additional analysis of procedural difficulties and problems with interdepartmental coordination.

H. Population and Household Projections - 1990

This section presents an overview of projected employment, household, and population growth to the year 1990. The basis for these projections is Forecast 82: Santa Barbara County 1980-2000 Population, Employment, Housing, Land Use, endorsed by the Santa Barbara County-Cities Area Planning Council. This growth forecast represents a countywide consensus of the baseline population growth projection to be used in long range planning. It also serves as a basis for the regional housing needs estimate described in another section. While Forecast 82 projects growth to the year 2000, this section describes the growth projection only to the year 1990, since this most closely approximates the time frame of the Housing Element.

In the growth forecast, assumptions are detailed for factors such as new employees from out of the area and net immigration due to factors other than employment, such as retirement. Population growth and resultant housing unit demand are evaluated against potential housing supply to determine whether current land use plans are adequate to meet anticipated population growth. Water overdraft was used as a constraint to residential development in the South Coast but not in the North County, since the County has adopted several growth policies that apply to the South Coast only. Limited water supply or the lack of sufficient land for new residential development would restrict or halt housing production. As a result of these constraints, the population increase that would be associated with the availability of new residential units also is restricted. The details of the specific model used in Forecast 82, as well as a discussion and presentation of input data and assumptions of fertility, labor force participation, migration and mortality, are included in an Appendix to the growth forecast.

Population projections from Forecast 82 for 1985 and 1990 are contained in Table 21. Additionally, the projected increase in number of households are provided in Table 22. The growth forecast also has a detailed discussion of assumptions regarding employment projections. Briefly, on a countywide basis, agricultural employment growth is expected to slow during the next decade due to increased mechanization. This is supported by State Employment Development Department studies. Mining employment is expected to increase due to intensified oil exploration and development in the offshore areas of both the North County and the South Coast. The manufacturing sector should experience considerable growth throughout the County, due to Vandenberg Air Force Base expansion and continued industrial development in the Santa Maria and South Coast areas. Another strong employment growth source throughout the late 1980s should be the retail-service sector, with a reduction in retail growth in the early 1990s due to projected Vandenberg stabilization and market saturation on the South Coast. However, the service industry is anticipated to be a strong sector through the year 2000, consistent with national trends.

TABLE 21
POPULATION PROJECTIONS BY HOUSING MARKET AREA

	<u>1985 and 1990</u>			<u>Net Change 1980-90</u>
	<u>1980</u>	<u>1985</u>	<u>1990</u>	
SOUTH COAST HMA	170,856	175,700	178,000	7,200
Carpinteria	10,835	11,300	11,600	800
Santa Barbara	74,414	77,100	78,200	3,800
Unincorporated	85,607	87,300	88,250	2,643
SANTA YNEZ HMA	14,097	16,600	17,900	3,800
LOMPOC HMA	44,779	52,200	55,600	10,700
Lompoc City	26,267	30,400	31,700	5,400
Unincorporated	18,512	21,800	23,800	5,300
SANTA MARIA HMA	67,782	80,100	88,300	20,500
Santa Maria City	39,685	44,000	46,500	6,800
Guadalupe City	3,629	4,200	4,600	1,000
Unincorporated	24,468	31,900	37,200	12,700
CUYAMA HMA	1,180	1,200	1,200	0
COUNTY TOTAL	298,694	325,900	341,000	42,200

NOTE: Totals may not add due to rounding.

Source: Forecast 1982

TABLE 22
POPULATION AND HOUSEHOLD INCREASES
1980 to 1985 and 1985 to 1990

	<u>1980-1985</u>			<u>1985-1990</u>		
	<u>Population Increase</u>		<u>Number of Households Increase</u>	<u>Population Increase</u>		<u>Number of Households Increase</u>
SOUTH COAST HMA	4,900	100%	2,300	2,300	100%	1,500
Carpinteria City	500	10%	250	250	10%	150
Santa Barbara City	2,700	55%	1,250	1,100	50%	750
Unincorporated	1,700	35%	800	950	40%	600
SANTA YNEZ HMA	2,500	100%	1,500	1,300	100%	1,000
LOMPOC HMA	7,400	100%	4,100	3,300	100%	3,000
Lompoc City	4,100	55%	2,200	1,300	40%	1,200
Unincorporated	3,300	45%	1,900	2,000	60%	1,800
SANTA MARIA HMA	12,300	100%	5,700	8,200	100%	4,900
Santa Maria City	4,300	50%	2,900	2,500	30%	1,500
Guadalupe City	600	5%	300	400	5%	200
Unincorporated	7,400	45%	2,500	5,300	65%	3,200

Note: All % and figures rounded.
Allocation based on distribution of residential unit potential.

Since Forecast 82 was endorsed in February 1983, there have been numerous proposals regarding oil exploration and development in the Outer Continental Shelf. The scale of proposed development is very large and likely will result in modifications to the growth forecast if and when these various projects are approved. At the present time, housing impacts are evaluated in the context of the EIS and EIR process. The County will continue to monitor these projects to determine their impacts on local housing supplies and prices. A discussion of the anticipated cumulative impacts of the oil and gas development projects on housing within the County is presented in the following section.

Effect of Nonresidential Development on Population Growth and Housing

Over the past five years there has been considerable debate and controversy over the importance of nonresidential development as a source of new employment and consequent immigration and housing demand, especially in the industrial sector of the South Coast economy. Many factors generate demand for housing within the County and it is difficult to directly assess how much is generated by each sector. Other sectors which generate a demand for housing include the educational and governmental sectors, and non-labor money flows and transfer payments, such as pensions and retirement funds. While the industrial and commercial sectors are not the only sectors increasing the demand for housing, they are a major contributor to the increase in the demand for additional housing in the County. Two major research efforts have examined this topic: the Regional Growth Impacts Study (RGIS), July 1980; and the Industrial Growth Impact Study for the South Coast (IGIS), June 1983. The RGIS was a comprehensive study of the various sectors of the South Coast's basic economy, emphasizing the expansionary economic period from 1978 to 1979; the IGIS was limited to the industrial sector (manufacturing, research and development), emphasizing the recessionary economic period from July 1981 to July 1982. Both of these studies found that a significant number of new hires in the industrial sector come from outside the South Coast area and associated commute areas (the Lompoc and Santa Ynez Valleys and the Ventura-Oxnard coastal plain). The extent of hiring outside the local area was found to be directly related to the skill level of the job: the higher the skill level, the greater the proportion of new hires from outside the local area. The RGIS and IGIS numbers are used on a case by case basis to determine the potential number of new employees to the area and consequent immigration and housing demand. This information is summarized in Table 23.

Both the RGIS and the IGIS also found that hiring outside the area was offset to some degree by the termination of employees who subsequently left the area. This effect also was directly related to skill level, although not as strongly as for new hires. On a net overall basis, the RGIS data indicated that 199 of 1537 new industrial sector jobs were filled by employees hired outside the South Coast; the IGIS data reflect a net employment increase of 358, with a net decrease of 106 employees in the "local" area (South Coast plus commute areas).

Unfortunately, neither study explicitly examined the possible growth inducing effects of new commercial and industrial developments; the data presented only includes overall activity within both existing and new facilities. In addition, each study has various flaws which limit the sound conclusions which may be drawn from its contents. Nevertheless, it is possible to draw several general conclusions without getting entangled in the continuing debate over the specific degree of population growth inducement attributable to nonresidential development and employment growth:

1. A certain number of both new and preexisting vacant jobs are taken by people not resident in the South Coast area. Some of these people live or will settle outside the South Coast and commute to work, and thus do not represent an actual source of population growth on the South Coast (although they may represent a latent or potential source of such growth). The remainder will relocate to the South Coast and therefore, represent a source of housing demand.
2. A certain number of existing South Coast employee-residents who terminate their employment will leave the South Coast area, thus offsetting to some degree the population growth associated with new South Coast employee-residents.
3. The South Coast "native" labor force will increase more slowly in the future than in the recent past, due primarily to two factors: saturation of labor force participation by both males and females; and decreases in the number of adolescents and young adults entering the labor force, due to the changing age structure of the South Coast population. In addition, an increasing number of locally resident employees will retire from the labor force, again due to the changing age structure, thus vacating existing jobs at a faster rate and making more employment opportunities available to both residents and nonresidents.
4. The relationships between jobs, available labor force, and housing supply are constantly changing, while the data necessary to identify significant changes and plan accordingly is not available for some time (often one or two years) after changes have taken place.

The employment growth projected in Forecast 82 is anticipated to result in the following net increase in households for the periods 1980-85 and 1985-90 for each HMA:

HMA	New Households Due to New Employment	
	1980-85	1985-90
South Coast	958	539
Santa Ynez	708	386
Lompoc	1,417	1,760
Santa Maria	2,968	1,760

Constraints such as the availability of suitably designated land and adequate water resources have made it difficult for the market place, particularly on the South Coast, to meet the demand for additional housing units. The expansion of employment opportunities without equivalent increases in housing units has affected the availability and cost of housing, with the County not meeting its regional share of housing needs and shifting its responsibility to the cities. As a result, the private sector has been required to mitigate the housing demands created by their expansions. The need to provide mitigation is anticipated to continue given limited resources.

In addition to the new households projected in Forecast 82, the proposed expansion of offshore oil development has the potential to further increase the demand for new housing units: ---

Proposed offshore and onshore oil and gas development will have important implications for regional growth in Santa Barbara County. The recent FEIS/R for the Santa Ynez Unit/Las Flores Canyon Development and Production Plan proposed by Exxon Company U.S.A identifies the impact to low and moderate income housing as significant and adverse for the South Coast housing market area of Santa Barbara County. According to the FEIS/R, the total peak year (1990) South Coast demand for housing attributable to the Exxon project is approximately 260 units*. The effect of the oil and gas production on the South Coast housing market will be heavily felt as a result of already low vacancy rates and the relatively high cost of housing for both renter and owner occupied units.

The proposed Santa Ynez Unit/Las Flores Canyon Development and Production Plan is only one of the oil and gas development proposals currently under review. The FEIS/R for the Exxon project evaluated the cumulative effects of these projects. The list of projects included in the cumulative impact analysis are as follows:

- 0 Getty Consolidated Coastal Facility
- 0 Arco - Coal Oil Point
- 0 Chevron - Point Arguello and Gaviota Facilities
- 0 Union - Preliminary Plan for Tract P-0441
- 0 Aminoil - Coal Oil Point Marine Terminal
- 0 Las Flores Marine Terminal
- 0 Liquefied Natural Gas Facility
- 0 Hunter Oil - Reestablishment of Ellwood Oil Field
- 0 Hyatt Hotel
- 0 Petroleum Transportation Committee Projection

(The duplicative portions of these projects were eliminated to avoid double counting impacts).

*Science Applications, Inc., 1984. FEIS/R for Santa Ynez Unit/Las Flores Canyon Development and Production Plan proposed by Exxon Company U.S.A prepared US Minerals Management Service, California State Lands Commission, and County of Santa Barbara, P. 6-165.

The cumulative effects of these proposed developments on housing were identified as significant adverse. The extent of the impacts to the housing market individually as well as cumulatively is dependent on whether or not new residential development is permitted at a rate sufficient to satisfy the demand generated. For example, an additional demand for 1700 housing units is projected for the South Coast (cities and County) alone.** This increment nearly doubles the baseline demand for growth during that period.

Table 24 provides an estimate of the housing demand in the unincorporated area of each housing market for the period of peak demand in 1988. These figures represent the maximum potential cumulative demand. The housing demand will begin in 1985 and will reach a peak in 1988. The peak demand will remain relatively constant for several years as evidenced by a reduction in the net demand of only eight percent between 1988 and 1990. It is important to note that this demand is in addition to the demand projected in Forecast 82 which is used in the Housing Element to determine the population and household projections.

Mitigation of the significant adverse impacts to the housing market from the oil and gas production will be required which addresses the demand for additional housing units. Mitigation measures will be developed during the public review of the oil and gas development projects on a case by case basis. The Housing Element will assist in providing a framework for the proposed mitigations through the policies and programs within the Element.

**Science Applications, Inc., 1984. FEIS/R for Santa Ynez Unit/Las Flores Canyon Development and Production Plan proposed by Exxon Company U.S.A prepared US Minerals Management Service, California State Lands Commission, and County of Santa Barbara, P. 6-165.

TABLE 23

COMPARISON OF RGIS AND IGIS SURVEY DATA FOR THE PERCENTAGE
OF NEW HIRES FROM OUTSIDE THE "SOUTH COAST" OR "LOCAL" AREA*

Percentage of New Hires from Outside the

"South Coast" Area (RGIS) or "Local" Area (IGIS)

Skill Level**

RGIS

IGIS

"Officials and Managers,
Professionals" (RGIS);

60%

38%

"Professionals" (IGIS)

"Office and Clerical,
Sales, Technicians" (RGIS);

21%

12%

"Skilled" (IGIS)

"Craftsmen, Operatives, Laborers,
Service Workers" (RGIS);

19%

7%

"Non-Skilled" (IGIS)

* While the RGIS examined information specific to the South Coast area, the IGIS was limited to survey information for a larger "local area" which included both the South Coast and certain commute areas (the Lompoc and Santa Ynez Valleys, and the Ventura-Oxnard coastal plain). Most of the difference between the RGIS and IGIS survey data, as reflected in this table, may be attributed to this fact.

** The RGIS and IGIS reports used different terminology for job skill levels; these sets of terminology are comparable, and both are shown in this column.

1 Regional Growth Impacts Study (RGIS), July 1980

2 Industrial Growth Impact Study for the South Coast (IGIS), June 1983

TABLE 24
Peak Housing Demand, 1988
Unincorporated Area
Derived From Cumulative
Assessment Oil and Gas Projects

<u>Area*</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
South Coast HMA Unincorporated	272	150	314	736
Santa Ynez HMA	43	24	50	117
Lompoc HMA Unincorporated	66	37	80	181
Santa Maria HMA Unincorporated	122	68	139	329
Cuyama HMA	3	1	2	6

Source: Analysis of estimates from supporting technical information to Certifying Addendum to Santa Ynez Unit/Las Flores Canyon Development and Production Plan Proposed by Exxon Company U.S.A. data received from Applied Economic Sciences, Mike Costanzo, July 17, 1984.

- * Demand estimates in data received from AES were not allocated between cities and unincorporated area. The following assumptions were made to allocate demand based on Forecast '82 and the current development patterns.

<u>Region</u>	<u>Allocated to Unincorporated Area</u>
Carpinteria	0%
Montecito	100%
Santa Barbara	10%
Goleta	100%
Santa Ynez	100%
Lompoc	50%
Santa Maria	60%

PART III - INDICATORS OF HOUSING NEED

A. Introduction

This section estimates current and future housing needs for the various housing market areas of Santa Barbara County. Housing need exists when people are living in unsafe housing, are forced to overspend for housing, or do not find housing that meets basic shelter needs. When a handicapped person cannot secure housing that is accessible and appropriate to their limited mobility, they also exhibit housing needs. The specific parameters of existing housing needs examined in this section include: overpayment, overcrowding, deteriorated housing, discrimination, and loss of rental housing through condominium conversions. Special housing needs of groups like the elderly and the handicapped are also examined.

An estimate of existing and future housing needs is also made by incorporation of results of the APC Regional Housing Needs Plan which examines housing needs from a broader perspective. The Regional Housing Needs Plan provides an estimate of new households by four income groups used in evaluating the adequacy of the Land Use Element and the Housing Element. The regional share estimates of need by market area also serve as a basis for establishing numerical objectives in development of housing programs to resolve existing housing needs.

The following sections are intended to illustrate the extent of housing need in Santa Barbara County. These sections utilize accepted state and federal standards in identifying whether a household is needy. The focus is on those households who earn less than 80 percent of the median income as they are most affected by the problems identified below. The objective is to indicate how many households could be expected to apply for housing assistance should it be available.

The purpose of the analysis is to gain an appreciation of the scope of the housing problem. Because the housing need estimates are based on a sample of the population and because the 1980 Census data base is now four years old, the numbers represent an estimate of housing need. However, this is the most up-to-date information available and is required by state regulations to insure an adequate housing element. The parameters addressed in the following sections include: overcrowding, overpayment, housing condition, and a variety of special housing needs.

B. Overcrowding

Inadequate housing has been defined by the U.S. Department of Housing and Urban Development (HUD) to include overcrowded living conditions within a housing unit. While HUD identifies overcrowding as 1.25 persons per room, the California Department of Housing and Community Development uses the figure of 1.01+ persons per room. Overcrowding data, measured as 1.01+ persons per room, was obtained from the 1980 Census. The census definition of a room excludes closets, storage areas, utility rooms, hallways, bathrooms, or open-ended kitchens. It is recognized that the age and sex of the family's household influences the ability of a home to properly accommodate the family and, further, that very large families will inevitably have a high incidence of overcrowding by this definition.

Table 25 portrays the distribution of overcrowded households for the various housing market areas. Overall, nine percent of renter occupied households and three percent of owner occupied households in Santa Barbara County have more than 1.01 persons per room. Overcrowding is a greater problem among renter households than owner households in each housing market area. Relatively higher concentrations of renter occupied households which exhibit overcrowding are found in the Santa Maria region while the total number of overcrowded renter households is highest in the South Coast region.

The number of overcrowded households slightly decreased between 1975 and 1980 by approximately 4 percent.* Of the total number of overcrowded households, those occupied by owners decreased between 1975 and 1980 by almost thirty-eight percent, while overcrowded renter households increased by nearly twenty-two percent. This is probably due to the overall decrease in the size of the traditional family and increased housing costs prompting a greater sharing of space. For example, in the South Coast region overcrowded renter households increased sixty-eight percent while overcrowded owner households decreased by forty-six percent.

Previous research indicates that overcrowding is clearly linked to large family size and lower incomes. Inability to afford adequate space is the key issue. Local Housing Authority sources indicate there is sufficient space available in the market but not at an affordable price. Since the overall household size of persons of Spanish origin showed a slight increase, this group may be disproportionately impacted now and into the future by the problem of overcrowding.

C. Overpayment

For the purpose of analyzing housing need, overpayment is viewed as a problem for renters only. It is assumed that, while homeowners may also be affected by overpayment, the impact on the owner is not as severe as on renters. Overpayment occurs in a household budget when more than a certain percentage of gross income is devoted to rent, thus forcing other essential household items to be sacrificed. The State and Federal standard that triggers concern about overpayment has recently increased from 25 percent to 30 percent of gross income to rent. For example, new tenants in the County Housing Authority Section 8 rent supplement program must pay 30 percent of their household income to rent, and older tenants must increase their outlay from 25 percent to 30 percent of income to rent over a graduated period. The reason for this increase was to reduce the impact of the Section 8 program on the national treasury. Overpayment, particularly for lower income households, is a significant housing problem in Santa Barbara County. Table 26 portrays the extent of overpayment by renter households for different areas of the County. Overpayment for owners was not evaluated, since when overpayment occurs for this group it

* This change excludes the Carpinteria Valley because the 1975 Census totals were not coded to indicate overcrowding.

TABLE 25
1980 DISTRIBUTION OF HOUSING UNITS WITH MORE THAN 1.01 PERSONS PER ROOM

Housing Market Area		Overcrowded Renter Occupied Housing Units	Total Renter Occupied Units	Percent of Total Renter Occupied Units	Overcrowded Owner Occupied Housing Units	Total Owner Occupied Housing	Percent of Total Owner Occupied Units
1.	South Coast HMA	2,579	33,464	8%	863	32,554	3%
	City of Carpinteria	238	1,891	13%	90	2,098	4%
	City of Santa Barbara	1,310	18,977	7%	476	13,532	4%
	Unincorporated	1,031	12,596	8%	297	16,924	2%
	Isla Vista	505	3,937	13%	7	166	4%
	Goleta West	401	6,359	6%	228	11,160	2%
	Remainder	125	2,300	5%	62	5,598	1%
11.	Santa Ynez HMA	163	1,742	9%	59	3,568	2%
III.	Santa Maria HMA	1,394	8,653	16%	775	14,015	6%
	City of Guadalupe	197	493	40%	113	458	25%
	City of Santa Maria	1,006	6,536	15%	478	7,054	6%
	Unincorporated	191	1,624	12%	184	6,053	3%
IV.	Lompoc HMA	479	7,410	6%	198	7,493	3%
	City of Lompoc	363	4,666	8%	129	4,714	3%
	VAFB	65	1,963	3%	3	150	2%
	Unincorporated	51	781	7%	66	2,629	3%
V.	Cuyama HMA	23	179	13%	11	237	5%
TOTAL	1980	4,638	51,448	9%	1,906	57,867	3%

TABLE 26
1980 OVERPAYMENT BY INCOME GROUP
SANTA BARBARA COUNTY

[illegible]

is generally by choice. The data clearly shows that overpayment for renters is a significant problem for very low income households in all areas of the County and is generally a greater problem for renters who reside in the South Coast. Overpayment is characteristic of more households and affects a broader range of income groups in the South Coast market area than any other region in the County.

There are certainly many households who voluntarily choose to spend more than 30 percent of their gross income on housing, but there are many households who are forced to overspend because the units they can "afford" are not available. This problem of overpayment has other effects because it means there is less money for food, medical expenses, and other necessities. Inadequate supply of lower income housing also results in overcrowding and market pressures to retain poorer quality housing where unsafe conditions may exist.

D. Housing Condition

Housing Condition is an important factor when looking at housing supply. Deteriorated housing, housing which is unsafe, or housing which does not provide the minimum amenities of running water and electricity, cannot be considered as a legitimate part of the housing supply. Overall, approximately 7.4 percent of the housing stock in the unincorporated area is judged to be deficient. This proportion is quite low when compared to the incorporated cities in the County and is due to the more recent development of Santa Barbara's unincorporated areas. However, should nothing be done to remedy deteriorated housing conditions, a variety of problems may result. For example, units in poor condition are more vulnerable to fire and earthquake damage.

The problem of deteriorated housing is not easy to remedy. Deteriorated dwellings tend to be inhabited by low income households which means outside financial assistance is needed to upgrade these units. Also, these units are often occupied by renters rather than owners.

E. Discrimination

This section identifies the extent to which there is existing discrimination in housing opportunities. Discrimination can occur on the basis of race, religion, sex, marital status, ancestry, national origin, color, or the presence of children. Discrimination can in turn result in overcrowding or overpayment.

The State and Federal governments have preempted local government's role in the issue of housing discrimination. Appendix D of the Housing Element includes a summary of State laws which attempt to prevent discrimination, or provide legal remedies for those subjected to discrimination, in the rental or sale of housing. The Rumford Fair Housing Act and the Unruh Civil Rights Act represent the principal legislation on this issue. These laws are enforced through the California Department of Fair Employment and Housing or through individual or class action suits against offending parties by organizations like the Santa Barbara Legal Aid Foundation.

Regulations which guide the development of a local housing element identify the need to "promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color." Information on this subject was obtained by contacting organizations who would handle or otherwise hear of housing discrimination complaints. Where discrimination of a particular type (e.g., the presence of children or race) was made available, it is noted. It appears that the two most common types of discrimination in Santa Barbara County are on the basis of race and the presence of children in rental housing.

The Santa Barbara County Housing Authority monitors the number of complaints of discrimination charged by Housing Authority Section 8 tenant recipients. Specific complaints are processed by the Federal Department of Housing and Community Development Equal Opportunity Office. In the last few years, there have been only two complaints about alleged housing discrimination in Santa Barbara County. Officials of the County Housing Authority do not view housing discrimination as a serious issue in the County based on such few complaints.

Free housing counseling, referral and follow-up services are among the information network services offered Countywide by the Community Resources Information Service (CRIS). While approximately 30 percent of these 475 calls per month are related to housing, there are few calls about discrimination in housing opportunity. A previous survey indicated that CRIS staff estimated 5-7 calls per month are related to housing discrimination.

The Santa Barbara Legal Aid Foundation maintains both North and South County offices and provides free legal representation and mediation services to low income persons. Legal Aid indicates that discrimination cases to date have been based on race and families with children. Cases in Lompoc and Santa Barbara over alleged discrimination on the basis of race have been recently completed and one case is still pending in the Isla Vista area.

The Community Action Commission is a Countywide organization providing free housing counseling and referral services to low and moderate income persons. Complaints of housing discrimination, principally from families with children, account for approximately 15 percent of the requests for assistance.

The Commission on Women is the official body appointed by the Board of Supervisors to study and make recommendations to the Board on matters relating to discrimination against women. The Commission on Women holds public hearings, initiates studies, and develops and recommends programs in an effort to promote equal rights and opportunities for women in the County of Santa Barbara. The Commission is currently conducting a Countywide survey of women to determine the overall "quality of life" and housing. Survey results will not be available until mid 1984.

The state agency charged with monitoring and enforcing California's regional share housing regulations is the California Department of Fair Employment and Housing of the State and Consumer Services Agency. Data obtained from the Department indicate that 2.6 (15 cases) percent of all statewide housing discrimination cases investigated by the Department between July 1982 and June 1983 originated in Santa Barbara County. Approximately 1.3 percent of the statewide population resides in Santa Barbara County; therefore, the County has a slightly larger proportion of housing discrimination complaints relative to its population. However, this does not appear to signify a major problem.

F. Special Housing Needs

This section briefly addresses the special housing needs of specific population groups. To the extent possible, housing needs are quantified; however, many concerns are not quantifiable but remain important. Examples of these concerns include physical access to dwellings by the handicapped, and any form of discrimination which limits the ability of the population to obtain housing. The specific population groups examined in this section include: students, elderly, service personnel, handicapped, female heads of households with children, and farmworkers.

Students

Students present a special housing need because of their demand for low-cost housing in a market that is flexible to their nine month per year schedule. In addition, students represent a large portion of the renter population on the South Coast. Units which are small efficiency units and require minimal upkeep on the part of the student are usually desired.

There exist within Santa Barbara County five colleges: Hancock, Westmont, Brooks Institute, Santa Barbara City College, and University of California at Santa Barbara. These five colleges have a combined enrollment of 35,619, as follows:

<u>School</u>	<u>Fall, 1983 Enrollment</u>
Brooks Institute	663
Hancock Junior College	6,703
Santa Barbara City College	10,715
University of California Santa Barbara	16,600
Westmont College	938
	<hr/>
TOTAL	35,619

Source: Local college Registrar's Office.
Westmont College Enrollment Report.

Local community colleges such as Hancock and Santa Barbara City College primarily address an existing need in the area and do not substantially exacerbate housing problems. Housing demands associated with students at Brooks and Westmont are limited due to the relatively low enrollment level. UCSB, by a substantial margin, has the greatest impact on the South Coast housing market. Since the University houses less than 25 percent of its nearly 16,000 students and many of these students come from out of the South Coast area, student demand for housing represents a large portion of the overall housing demand. The unincorporated community of Isla Vista houses nearly 44 percent of the UCSB student population according to a recent survey.* The housing stock in Isla Vista will play an important role in satisfying housing demands by students for many years into the future. The County and the University must work together to address the housing problems of students. One example of a cooperative effort between the County and UCSB is the County's provision of CDBG funds to assist development of housing cooperatives in Isla Vista. The University participated in this program and other actions.

Elderly

The total number and distribution of elderly households in the County was described in an earlier section. According to previous research, approximately one-half of the elderly households had incomes less than 80 percent of the median County income. This means that many elderly households would qualify as low or very low income households.

Elderly households often exhibit special housing needs because of lower incomes and mobility problems. Elderly homeowners with low incomes are hard-pressed to maintain existing dwelling units in good condition, and routine maintenance becomes a difficult chore. Research on the housing needs of elderly persons indicates that smaller dwelling units are required by persons over 62 years of age. Seniors, who can be expected to live in households containing only one or two persons, require efficiently designed dwelling units which take into account their reduced physical mobility. For example, many seniors cannot manage steps and require housing on the ground floor or the use of an elevator. In examining the special housing needs of seniors, other concerns include a location close to necessary essential services, such as grocery stores and banks, quiet neighborhoods, and areas with sidewalks. Older women, especially, wish to live in areas free of crime.

It should be noted that, while many elderly live on limited and fixed incomes, such as social security, there are many elderly persons who have chosen to retire in Santa Barbara County and have substantial pensions and assets to support them. The unincorporated area has a relatively smaller proportion of elderly households than the incorporated cities, although there is a substantial concentration of elderly households in the

* General Research Corporation, 1983, "An Updated Evaluation of the Housing Market for UCSB, Phase 2."

Montecito and Carpinteria Valley areas. However, it is doubtful the elderly households residing in these areas exhibit significant unmet housing needs, as the average income in these areas is quite high. Housing rehabilitation programs have been targeted to areas such as Summerland, Casmalia and other areas to respond to the housing needs of lower income elderly homeowners.

Land use planning responsive to a growing elderly population can make the community more accessible to the older resident. The County currently does not administer any planning programs exclusively for the elderly population. Actions taken by the County to maintain affordable housing with the elderly in mind include: rent control in mobile home parks; the prohibition of mobile home park conversions to mobile home subdivisions; adoption of the MHP (Mobile Home Planned Development), MHS (Mobile Home Subdivision) and SLP (Small Lot Planned Development) zone districts; adoption of an ordinance permitting attached residential second units in single family zone districts; and a five year non-displacement requirement for conversion of apartments to condominiums.

To address the needs of the elderly in finding adequate housing, guidelines for the development of senior housing are needed to provide development standards and appropriate siting. These guidelines should be intended to meet the special needs of the elderly and provide guidance to developers interested in building senior housing.

Service Personnel

The off-base housing supply in the Lompoc-Santa Maria area in North County evidently presents problems for some service personnel. Some low-rank service men stationed at VAFB with large families report difficulties in obtaining affordable housing. This demand principally affects the Lompoc City housing market due to the availability of rental housing and close proximity to VAFB.

Handicapped*

No comprehensive statistics exist on housing needs of the handicapped. Inferences must be made from the unemployment rate, from surveys and from client-need statements of social service agencies. The term "handicapped" as it is used here refers to persons who have a physical impairment or mental disorder expected to be of long or indefinite duration.

Information regarding disabled persons has been obtained from the Tri-Counties Regional Center (which provides services to the developmentally disabled) and the Independent Living Resources Center (an advocate group for the physically handicapped). Both report that lack of Section 8 units is a serious problem for handicapped persons. The

* This section is extracted from the APC report "Housing Needs of the Handicapped and Elderly" April, 1981, pages 9-11. Additional research did not uncover any additional information apart from that described in an earlier section in this report.

unemployment rate of approximately 20 percent for the handicapped is high compared with the unemployment rate for the population as a whole of approximately 7 percent. It is probable that most employed handicapped tend to receive lower wages than the population as a whole, though no statistics on relative incomes exist. The County Housing Authority provides rental assistance to persons who, for one year or more, are classified as disabled and who are not financially able to provide adequate housing for themselves or persons dependent upon them. With the rent subsidy, disabled persons pay no more than 30 percent of their income for rent. This assistance is termed Section 8 After Care, and there are currently 62 units administered by the County Housing Authority in the unincorporated areas.

The distribution of disabled persons within the County apparently coincides with the general distribution of the population. However, according to the APC report, in many cases handicapped residents tend to reside in neighborhoods typified by low incomes.

Handicapped individuals requiring housing fall into two broad categories:

- 1) children or adults with various disabilities and severity of handicapping conditions requiring placement in a family care or a board and care home;
- 2) adults capable of functioning more or less independently who are searching for apartments.

Within the first category are principally the developmentally disabled, which includes mentally retarded. The developmentally disabled comprise about three percent of the population; however, some portion of this group will ultimately be institutionalized outside of the community, and some portion will be capable of independent living. The Tri-Counties Regional Center has about 900 developmentally disabled clients within Santa Barbara County. Based on existing clients, it appears that only those clients living with their families occupy market rate housing; that most of their clients are unemployable; and, that the remainder of their clients have a low income potential, making the securing of adequate housing difficult. The center currently has around 40 clients seeking placement within the County; however, facilities are not available. The State of California Department of Social Services Area IX Developmental Disabilities Board reports an additional 80 developmentally disabled people from the County at Camarillo State Hospital awaiting board and care facilities within the County. All appropriate social service agencies contacted have indicated that, whenever board and care facilities are newly created or have openings, many individuals apply who were not previously on known waiting lists.

When looking at physically handicapped adults, 34 percent of those surveyed reported that finding housing was a serious problem resulting from the cost and problems with accessibility. It is interesting that all but 34 percent of those surveyed lived with their parents or other family or in institutions.

Independent living placements are sought by many physically and mentally handicapped persons. Most require financial assistance, usually through the Section 8 rental program. Most placements are of people who require no special physical access modifications. Conventional public housing projects are required to have 10 percent of units handicapped accessible, and such units must be rented to physically handicapped tenants if such tenants are available. As a result, most of these units have handicapped tenants.

The Uniform Building Code requires that one unit be handicap accessible for each 100 units in new residential developments of 20 units or more. This requirement currently applies to both apartments and condominiums. On December 5, 1983, emergency amendments were adopted to the applicability portion of HCD's regulations for accessibility and adaptability for the physically handicapped in newly constructed, privately-funded apartment houses (Section 2-105 (b) 9 of Title 24, California Administrative Code). The amendment to Title 24 which will become effective on September 15, 1984, requires that in multifamily rental developments of 5 units or more, all of the units be accessible and adaptable to the physically handicapped. A developer/builder will be required to expend up to \$600 per unit to comply with the regulations. When the amendment to Title 24 becomes effective, it will take precedence over the Uniform Building Code. Apartments will be regulated by Title 24 and new condominium projects will not be required to have handicapped accessible units within the development.

It is clear that no data on the number of handicapped requiring housing assistance exists and that no reasonably accurate estimate can be made, since useful information has not been kept systematically over a long period of time. To all persons with physical or mental disabilities, limited income and earning potential, inaccessibility of existing units, and a limited ability to search for adequate housing can present a real crisis. Those with mobility problems cannot use second-story housing units without elevator access. Similarly, persons in wheelchairs often encounter barriers to entrances (such as steps) and/or narrow bathroom entrances. The special needs of the handicapped are very similar to those of the elderly, since both groups have limited incomes, the need to be located in close proximity to community services, and accessibility problems. Guidelines developed for senior housing would also apply to housing for the handicapped.

Female Single-Parent Households

As described in an earlier section, approximately 5.3 percent or 5,800 households in Santa Barbara County are headed by females who are single parents. Many of these single parents have difficulty in securing affordable housing. Historically, income obtained from jobs held by women has been lower than income for males. In addition, the need for child care limits the ability of this group to afford housing. For example, individuals at the Community Resource Information Service perceive that housing problems are particularly acute for single parents, based on calls for assistance. One advocacy group, the Single Parent Alliance, view the cost of housing and discrimination against children as housing problems affecting single parents. Although discrimination against families or single parents with children is prohibited, most parents, particularly female single parent households, cannot afford to take the legal action required to remedy such discrimination.

The special housing needs of female single parents include housing at an affordable cost and the availability of child day care on premise or in close proximity. In addition, there are certain requirements or amenities that are appropriate for all developments where children may reside. By incorporating design measures into a project, children will have less impact on other tenants, e.g., noise, playing on walkways, etc. Guidelines for the development of housing for children are needed to provide development standards and appropriate siting. These guidelines should be intended to meet the special needs of children and provide guidance to developers.

Farmworkers

No comprehensive statistics exist on the number of farmworkers in Santa Barbara County. As discussed earlier, it is estimated that there are approximately 3,600 farmworkers in Santa Barbara County based on data from the State Employment Development Department.

Farmworkers present a special need because they tend to have lower prevailing wages than other individuals who compete in the same housing market. Of specific interest is that agricultural workers tend to be Spanish speaking which indicates potential language barriers exist in securing adequate and affordable housing. It should also be noted that since Spanish origin households have a tendency to have a larger household size, larger dwelling units are needed. These factors combined have the potential to result in overpayment and overcrowding.

Housing assistance programs that respond to the housing needs of farmworkers in rural areas are limited as a result of federal and state budget cutbacks. To address the housing needs of farmworkers, the County has provided housing rehabilitation loans for low income homeowners in rural areas. The County permits the use of trailers for single family dwellings for full time farmworkers in agricultural districts on producing agricultural parcels under a Minor Conditional Use Permit. Farm labor camps are permitted in the AG-II zone district with a Major Conditional Use Permit. In addition, the County Housing Authority pursues Farmworker Housing Programs when they are available.

Families and Persons in Need of Emergency Shelter

Government Code Section 65583 was amended by the 1984 statutes to require that families and persons in need of emergency shelter be included in the discussion of special needs within a housing element. The issue of "homelessness" has become a statewide as well as national concern during recent years. At present, no data is available regarding the number of homeless in the unincorporated area of Santa Barbara County. The homeless are located more frequently in urbanized areas and cities, where public and private services are available to meet their needs. Santa Barbara County Human Services Commission is a member of a Countywide taskforce studying the extent of the problem, and methods of addressing the needs of the homeless.

G. Condominium Conversions

Earlier in this report it was noted that the County approved the conversion of 971 apartments to condominiums in the unincorporated area between December 18, 1977, and November 11, 1983. Ninety-four percent or 928 of these approved conversions were in the Goleta Sub-Housing Market Area. Condominium conversions can become a housing issue when the end result is the loss of existing rental units or substantially increased rental rates.

In 1975 there were 5,281 multiple housing units in the Goleta Sub-HMA, excluding Isla Vista. This estimate is close to, and probably overestimates, the number of "apartment" units. There were few, if any, new apartments constructed between 1977-1983. Since it is likely that the 928 units approved for conversion come out of the 5,281 total multiple units in 1975, this means 17.6% of the rental housing stock, at a minimum, was potentially "lost" between 1977 and 1983 in the Goleta Sub-HMA. While many of these converted units are probably still rentals, because of the County's five year non-displacement policy and other factors, this represents a potentially significant and irrevocable change in the housing stock of the Goleta Sub-HMA. Previous research indicates that the Goleta Sub-HMA has a relatively high incidence of overcrowding and overpayment among renters. The "loss" of rental housing will create additional pressure on the remaining rental units in Goleta, Isla Vista, and the remaining South Coast HMA. Increased market demands on the remaining rental stock will likely result as renters of converted units are displaced. Also, pressures to increase rental rates will likely result as converted units are rented at higher prices due to the higher financing costs for purchase of the converted units.

H. Regional Housing Needs

Government Code Section 65584 requires each local jurisdiction to address their share of regional housing needs when assessing housing needs and when developing solutions to remedy housing problems. The regional share allocation process provides a basis for all jurisdictions within any given housing market to share equitably in responding to the primary housing needs of the market area. The regional share of needs concept recognizes that housing needs within a housing market area cross jurisdictional boundaries, and that the actions taken by one jurisdiction within the housing market area will affect the other jurisdictions. The purpose of the regional share is to ensure that each jurisdiction takes responsibility in providing housing for all income levels employed within the jurisdiction, and to ensure that the burden of providing for lower income households is not shifted to another jurisdiction. The Regional Housing Needs Plan 1983-1990 (June 1984) for Santa Barbara County was prepared by the Santa Barbara County-Cities Area Planning Council (APC). The following section briefly describes the methodology and findings of the Plan. The Plan utilizes the County Housing Element's five housing market areas (HMA's) in allocating the existing and projected housing needs to each jurisdiction within a housing market area. The County shares its responsibility for housing need in the Santa Maria HMA (City of Santa Maria, City of Guadalupe), in the Lompoc HMA (City of Lompoc),

in the South Coast HMA (City of Santa Barbara, City of Carpinteria) and in the Santa Ynez HMA (City of Solvang). The County is responsible for providing all of the housing needs in the Cuyama HMA, since there are no incorporated jurisdictions.

To determine a jurisdiction's existing and projected regional share, the Plan uses the "same share" as existed in the jurisdiction at the time of the 1980 Census. Each jurisdiction is responsible for providing for households within all income levels in the same proportion that existed in 1980. Four income categories are used: very low income, low income households, moderate income, and above moderate income. Very low income households are defined as those with an income less than 50 percent of the County median; low income households as those with an income between 50 and 80 percent of the County median; moderate income households as those with an income between 80 and 120 percent of the County median; and above moderate income households as those with an income over 120 percent of the County median.

To determine existing unmet housing needs, the Regional Housing Needs Plan uses overpayment as an indicator of need. Table 27 provides the 1983 estimate of the existing needs which are unmet for the unincorporated area.

The Plan estimates projected housing need for the period beginning April 1, 1983 and ending April 1, 1990. The projection of new households is derived from Forecast '82. Using the "same share" of responsibility as existed in 1980, the Plan modifies this distribution according to allocation criteria mandated by State legislation. Selected criteria include change in the number of assisted housing units, farmworker jobs vs. farmworkers living in a particular jurisdiction, and overpayment by renter households. The result is an estimate of projected households by income group. Table 28 portrays the projected household needs for the unincorporated area of each HMA. The results of the projected need are as follows:

South Coast HMA

The County's "same share" of very low and low income households in the unincorporated South Coast HMA has been increased as a result of the number of farmworker jobs exceeding the number of farmworkers living in the area, and because efforts by the County to provide assistance to lower income households have not kept pace with their growth. The County's share of above moderate households has consequently been decreased in an equal amount.

Santa Ynez HMA

In the Santa Ynez HMA, the County is currently responsible for the entire need since the City of Solvang was incorporated after the Regional Housing Needs Plan 1983-1990 was prepared.

Lompoc HMA

The County's "same share" of low income households in the unincorporated Lompoc HMA has been increased as a result of a higher number of households who overpay, a larger number of farmworker jobs than the number of farmworkers living in the area, and because efforts by the County to provide assisted units have not kept pace with the growth of lower income households. Commensurately, the County's "same share" of above moderate income households has been decreased.

Santa Maria HMA

The County's "same share" of very low income households in the unincorporated Santa Maria HMA has been decreased while the share of low income households has been increased. This has occurred because of a smaller share of overpayment (relative to the region) in the very low income category and a higher share in the low income category. The County's "same share" of moderate income households has been increased because the County does not have the region's share of these households. Its share of above moderate income households has been decreased by an equal amount.

Cuyama HMA

In the Cuyama HMA, the County is responsible for the entire need since there is no other jurisdiction.

In general, the conclusion of the Regional Housing Needs Plan is that the County must take greater responsibility in meeting the needs of low income households. This is particularly important in reference to addressing the housing needs of farmworkers. For a more detailed discussion of the regional share of housing needs and the methodology used, please see the Regional Housing Needs Plan 1983-1990 (June 1984).

TABLE 27

REGIONAL SHARE ALLOCATION OF EXISTING HOUSING NEEDS 1983
UNINCORPORATED AREA

Housing Market Area (Unincorp.)	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households	Total Needs
Cuyama HMA	7 41%	9 53%	1 6%	0 0%	17 100%
Santa Ynez HMA	347 61%	157 27%	37 7%	31 5%	572 100%
Unincorp. Lompoc HMA	169 79%	35 16%	10 4.5%	1 .5%	215 100%
Unincorp. Santa Maria HMA	325 69%	104 22%	34 7%	10 2%	473 100%
Unincorp. South Coast HMA	3,926 58%	1,675 25%	964 14%	240 3%	6,805 100%

Source: Santa Barbara Area Planning Council,
Regional Housing Needs Plan,
 June 1984 pp. 16-20

TABLE 28

REGIONAL SHARE ALLOCATION OF PROJECTED NEED 1983-1990
UNINCORPORATED AREA

Housing Market Area (Unincorp.)	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households	Total Hslds. 1983-90
Cuyama HMA	8 28%	3 113%	7 22%	11 39%	29 100%
Santa Ynez HMA	407 20%	325 16%	387 19%	916 45%	2,035 100%
Unincorp. Lompoc HMA	855 24%	583 16%	712 20%	1,412 40%	3,562 100%
Unincorp. Santa Maria HMA	957 20.5%	825 18%	1,051 22.5%	1,821 39%	4,654 100%
Unincorp. South Coast HMA	233 26%	177 19%	165 18%	341 37%	916 100%

Source: Santa Barbara Area Planning Council,
 Regional Housing Needs Plan,
 June 1984 pp. 32,34-35,37

PART IV SUMMARY OF HOUSING NEEDS FOR EACH HOUSING MARKET AREA

A. Introduction

The purpose of this section is to summarize and integrate the major housing-related characteristics of each housing market area so that specific housing needs can be identified and a program for addressing these needs can be developed on an area-by-area basis. Previous sections of this report dealt with population and household characteristics; the costs of buying and renting housing; special housing needs of the handicapped, students, and the elderly; and constraints on the potential development of new housing. This section is intended to provide a bridge between the data presented earlier and the housing policies and implementation programs that follow. Based on the data summarized in this section, housing need goals and numerical objectives for each HMA are established and are presented in the Quantified Objectives section.

It is important to note that the summaries included in this section focus on the unincorporated sub-areas of each HMA, consistent with the purpose of the County's Housing Element. While major demographic features of an entire HMA (including the cities) are taken into account in reviewing the characteristics of the unincorporated sub-area, it is the housing needs of the latter that are targeted for resolution in this Housing Element. Therefore, the following unincorporated sub-areas are discussed here: Isla Vista, Goleta, and the remainder of the unincorporated South Coast; Santa Ynez Valley (entire HMA); Lompoc unincorporated; Santa Maria unincorporated; and Cuyama (entire HMA). Unique characteristics for each of these sub-areas are identified relative to the total HMA and County overall (see Appendix E for summary tables of the data referenced in this section).

Quantification of Housing Needs

Section 65583 of the Government Code provides that a housing element shall contain an identification and analysis of housing needs and a statement of goals, policies, quantified objectives, and schedules for addressing such needs. Thus far the County's housing needs have been discussed in a general, non-numerical fashion in this Housing Element. Another goal of this section is to provide a framework for quantifying the number of housing units in various income categories that will be needed in each unincorporated area over the five-year time period specified for the Housing Element, 1984 to 1989. The quantification of housing objectives is based on the premise that each housing market area should meet its share of the existing and projected regional housing need for four income categories: very low, low, moderate, and above-moderate for the five-year period 1984-89 as defined in the Regional Housing Needs Plan - (APC, June 1984). In addition to the housing needs identified in the Regional Housing Needs Plan, additional increases expected from the development of offshore and onshore oil projects are summarized from the Certifying Addendum to Santa Ynez/Las Flores Canyon Development and Production Plan Proposed by Exxon Company USA. It is assumed that the projected housing

need will be met primarily through the provision of new residential development while existing needs can be addressed by both new residential developments and by programs such as housing rehabilitation and preservation of existing affordable housing opportunities (e.g. existing County policy prohibiting conversion of mobile home rental parks to subdivisions). For a more detailed presentation of numerical housing goals for each of the five HMA's, refer to the "Area Strategies" section.

B. South Coast HMA

The South Coast HMA is large and diverse in terms of the number of jurisdictions involved (the County, and the Cities of Santa Barbara and Carpinteria) and the number of sub-areas defined (Goleta, Isla Vista, and the Remainder of the unincorporated area). The area is also marked by diversity in the income and age distribution of its population. The most prominent examples of this wide range of demographic characteristics are found in Isla Vista, where 43 percent of the residents are students from UCSB and 76 percent of the households are in the low income category; and Montecito, where 19 percent of the population is over 65 years of age and higher incomes prevail. Isla Vista is also characterized by a high proportion of overcrowded units (12.5% compared to the County's 6% overall) and 96 percent of the people are renters.

The population profile for the Goleta sub-area resembles that of the South Coast HMA and the County in general. One notable exception is that there are considerably more homeowners than renters in this area. Other features of the Goleta sub-housing market area are its low vacancy rate of 2.03 percent, illustrating a constrained market, and the number of requests to convert apartments to condominiums. Of the 971 units that the County has approved for conversion, 928 are located in Goleta.

When demographic and housing statistics for the Isla Vista and Goleta sub-areas are combined with those of the Remainder unincorporated South Coast, the general characteristics that result parallel the County overall to a high degree. Although there is a wide range and disparity in the population and household characteristics within sub-areas, the differences tend to cancel out in the overall picture. Therefore, the housing issues for the South Coast Unincorporated HMA need be addressed on a sub-area basis.

Based on the premises for quantifying housing needs set forth in the introduction to this section, the housing unit goals for the entire unincorporated sub-area of the South Coast HMA would be as follows:

Regional Share of Existing and Projected Housing Need 1984-1989

	<u>Housing Units</u>	
	<u>Existing</u>	<u>Projected 1984-89</u>
Very Low Income:	3,926	167
Low Income:	1,675	127
Moderate Income:	964	120
Above Moderate:	<u>240</u>	<u>244</u>
Total	6,805	658

Since adoption of the Housing Element in 1981, the County has approved 458 units of low, moderate, and middle income housing within the unincorporated South Coast HMA, based on a general policy that 25 percent of the units in new residential developments should be in the affordable or middle income range. If this 25 percent criterion were applied to the existing and projected needs identified above, the goal would be to address the existing needs of 1,701 households and projected needs of 165 households by 1989 in the unincorporated South Coast HMA.

In addition to the existing and projected housing needs identified in the Regional Housing Needs Plan (June 1984), the following additional increases in the unincorporated South Coast HMA are expected from the development of offshore and onshore oil projects:

<u>Income Category</u>	<u>Number of Units</u>
Low:	272
Moderate:	150
Above Moderate	<u>314</u>
Total	736

According to the buildout estimates for the South Coast HMA provided in Appendix C and discussed in a preceding section, the County's Comprehensive Plan and Coastal Plan would theoretically allow for the development of 7,447 units of low density development, 8,241 units of medium density development, and 1,986 units of high density residential development, as follows:

	<u>Number of Units</u>		
	<u>Low Density</u>	<u>Medium Density</u>	<u>High Density</u>
Isla Vista	139	100	820
Goleta: Outside Coastal Zone	2,646	5,251	913
Inside Coastal Zone	700	1,989	226
Remainder Unincorporated:			
Outside Coastal Zone	2,877	74	- 0 -
Inside Coastal Zone	<u>1,085</u>	<u>827</u>	<u>27</u>
Total	7,447	8,241	1,986

The County's efforts to encourage the provision of affordable housing will be met by housing in the medium and high density categories. At present, County Land Use Plan designations in the South Coast Unincorporated area would permit 10,227 potential additional units in these densities. However, because of local resource constraints (primarily water) and other market factors, the actual number of units built within the time frame of the Housing Element will likely be considerably below the theoretical buildout levels. For example, it is estimated that pursuant to the Goleta Water District's policy concerning the conversion of agricultural water meters for residential use, some 465 units could be constructed.

Given these constraints, it is unlikely that the goal of meeting the existing and projected needs of 1,701 and 165 units respectively can be met entirely through the development of new housing. Therefore, other strategies to preserve existing affordable opportunities and to assist households in need will be necessary in this area.

C. Santa Ynez Valley HMA

Although this HMA is comprised of several communities, including Santa Ynez, Los Olivos, Buellton, Los Alamos and the City of Solvang, the summary of population and household characteristics and housing need is generalized for the entire area. The City of Solvang was not incorporated at the time of the 1980 Census and the preparation of the 'Regional Housing Needs Plan 1983-1990'; therefore, housing need was not distributed between the City of Solvang and the unincorporated area. The first notable characteristic of the Santa Ynez Valley HMA is that it accommodates a larger proportion of elderly people and households (23.4%) than the County overall (19%). Another feature is that ninety-three percent of the population is of the white race; thus, other ethnic groups are represented to a very small degree. The proportion of Hispanics in the Santa Ynez HMA (9.2%) is substantially below the Countywide percentage (18.5%). Owner-occupied housing dominates the market and problems related to overcrowding and special housing needs, e.g., female single parent

households, appear to be minor. There have been a number of requests recently to accommodate farm employees and caretakers on lands designated for agricultural use. The income distribution of the area shows that 36 percent of the households fall within the definition of low income (compared to 40 percent countywide) and the percentage of moderate income exactly matches that of the County, 19 percent.

The Santa Ynez Valley's regional share of existing and projected housing needs, as determined by the Area Planning Council in the Regional Housing Needs Plan, is estimated to be as follows:

	<u>Housing Units</u>	
	<u>Existing</u>	<u>Projected 1984-89</u>
Very Low	347	291
Low	157	232
Moderate	37	276
Above-Moderate	<u>31</u>	<u>654</u>
Total	572	1,453

Applying the County's 25 percent standard to these needs, the goal for this area would be to address the need for 143 existing units and 363 projected units through the policies and programs of the Housing Element. Thus far, the County has approved 68 units of moderate and middle income housing in the area to satisfy Housing Element policies.

In addition to the existing and projected housing needs identified in the Regional Housing Needs Plan (June 1984), the following additional increases in the Santa Ynez HMA are expected from the development of offshore and onshore oil projects:

<u>Income Category</u>	<u>Number of Units</u>
Low	43
Moderate	24
Above Moderate	<u>50</u>
Total	117

Under the County's Comprehensive Plan, an additional 2,842 units could theoretically be built in the Santa Ynez Valley HMA; however, 81 percent of these potential units (2,331) would be in a low-density category, which would address the needs of above-moderate income households. Only 511 units would be permitted at densities sufficient to provide for moderate-income households and below, based on the premise that

affordability is generally linked to higher densities. Because resources and service systems are adequate for the most part to serve existing urban areas in the Santa Ynez Valley, the primary constraint to addressing housing needs will be one of density and compatibility with the surrounding neighborhoods.

D. Lompoc HMA

The Lompoc HMA is composed of the City of Lompoc, Vandenberg Air Force Base (VAFB) and the surrounding unincorporated area. This HMA is characterized by a proportionately large number of the under-18 age group and large families, compared to the County overall. VAFB plays a dominant role in shaping the characteristics of the area, exemplified by the following statistics: 38 percent of the population on the Base is under 18 years of age (compared to 24% for the County overall); 18 percent of the households are large (compared to 11% for the County); and the average household size is 3.37, exceeding the County average of 2.62 persons per household. The Base also has a high proportion of low income households, 57 percent, relative to the County (40%) and the Lompoc HMA (42%).

The City of Lompoc exhibits some of the same characteristics as noted for VAFB, although the contrasts with the County and the Lompoc HMA overall are not as dramatic. The population under 18 years of age is slightly higher than that of the County, as is the proportion of female single-parent households. There are fewer elderly in the City of Lompoc and this HMA, relative to the County. However, the percentage of low income households (45%) is higher than that of the HMA (42%) and the County (40%).

Although the County's Housing Element takes into account the housing-related characteristics of VAFB and the City of Lompoc, the Element focuses on the housing needs of the unincorporated area. Salient demographic features of the Lompoc unincorporated area include the following. Paralleling the trend of the entire Lompoc HMA, the unincorporated area contains a relatively higher proportion of large families and youth; and, the average household size of 3.04 people per household exceeds the County mean. The percentage of elderly households in the area (9.8%) is considerably below the 19.1 percent figure Countywide. Also, female single-parent and overcrowded households are well below levels in other parts of the County. Finally, the proportion of low income households in the unincorporated area (36%) is less than that of the HMA (42%) and the County (40%).

In the Regional Housing Needs Plan (APC, June 1984), the Lompoc Unincorporated Area's share of existing and projected housing needs in the area is as follows:

	<u>Housing Units</u>	
	<u>Existing</u>	<u>Projected 1984-89</u>
Very Low	169	618
Low	35	416
Moderate	10	509
Above-Moderate	<u>1</u>	<u>1,009</u>
Total	215	2,552

Applying the County's 25 percent standard to these needs, the goal for this area would be to address the need for 54 existing units and 638 projected units through the policies and programs of the Housing Element.

In addition to the existing and projected housing needs identified in the Regional Housing Needs Plan (June 1984), the following additional increases in the unincorporated Lompoc HMA are expected from the development of offshore and onshore oil projects:

<u>Income Category</u>	<u>Number of Units</u>
Low	66
Moderate	37
Above Moderate	<u>80</u>
Total	181

From July 1981 to the present, 135 units of moderate and middle income housing have been approved by the County pursuant to existing Housing Element policies. Similar to other unincorporated areas in the County, prevailing land use densities are low and the potential for addressing identified housing requirements through new development is limited by this factor. Of the 4,497 potential units provided for in the County's Land Use Element, 3,443 are in the low-density category which is more than adequate to meet the total projected need of households in the above-moderate income bracket. The Land Use Element also provides for 1,054 potential units on properties planned for medium and high density development, and this appears to be sufficient to address 25 percent of the unincorporated area's share of the regional need within the time frame of the Housing Element.

Much of the area's water supply is derived from groundwater basins, and pumpage in several areas is approaching or exceeds safe yield levels. At present, the analysis of impacts on groundwater resources is conducted on a case-by-case basis through environmental review of proposed projects.

As identified in the Regional Housing Needs Plan, Cuyama housing needs can be quantified as follows:

	<u>Housing Units</u>	
	<u>Existing</u>	<u>Projected 1984-89</u>
Very Low	7	6
Low	9	2
Moderate	1	5
Above Moderate	<u>-0-</u>	<u>8</u>
Total	17	21

An objective of addressing twenty-five percent of these needs would represent 4 existing units and 5 projected units as minimum target goals through 1989.

In addition to the existing and projected housing needs identified in the Regional Share Plan (June 1984), the following additional increases in the Cuyama HMA are expected from the development of offshore and onshore oil projects:

<u>Income Category</u>	<u>Number of Units</u>
Low	3
Moderate	1
Above Moderate	<u>2</u>
Total	6

Potential new housing in Cuyama under the Comprehensive Plan is currently limited to 28 low density units and 482 medium density units, which would be more than adequate to meet the minimum need level. An amendment to the Land Use Element to allow for considerable new development in New Cuyama was recently approved by the County. The proposed new development has the potential to result in nearly full buildout of the presently defined Urban Area. Water quality concerns are a major factor that will need to be mitigated as part of the proposed project.

PART V SANTA BARBARA COUNTY'S HOUSING PROGRAM

A. Past and Present Actions

Adequate Sites for Affordable Housing

1. Mobile Homes in Single Family Residential and Agricultural Zones

On June 1, 1980, the County determined that single family zoned lots of 10,000 square feet or less, and lots zoned for agriculture, were compatible for installation of mobile homes certified under the National Mobile Home Construction and Safety Act of 1974 when on permanent foundations. These provisions were adopted to meet the requirements of Gov't Code Sec. 65852.3

2. Adoption of the MHP, Mobile Home Planned Development Zone District, and the MHS, Mobile Home Subdivision Zone District

The County has adopted the MHP zone district (for mobile home parks) and the MHS zone district (for mobile home subdivisions) which are consistent with and may be applied to properties with residential land use designations, provided the designated density is consistent with the proposed development.

3. Adoption of the SLP; Small Lot Planned Development Zone District

The County has adopted the SLP zone district which is consistent with and may be applied to properties with residential land use designations, provided the designated density is consistent with the proposed development. The purpose of the SLP district is to increase opportunities for affordable housing by establishing standards for development of individual small lots (4,000 square feet) for single family residences.

4. Adoption of the MU, Mixed Use Zone District

The County has adopted the MU zone district which encourages the combining of housing with commercial or light industrial uses in a planned unit development. The objectives of the MU district include the provision of affordable housing close to employment opportunities and reduction in travel time to the work place.

5. Attached Residential Second Units

The County amended its zoning ordinance in August, 1983, pursuant to Gov't Code Sec. 65852.2, to allow attached residential second units in areas zoned for single-family residences. The ordinance allows attached residential second units by conditional use permit, provided one of the units is owner-occupied, and provided the attached second unit does not expand the existing living area more than ten percent. More specific standards for attached residential second units can be found within the County's zoning ordinances.

6. South Coast Policies on Water Overdraft

To protect existing residents and to ensure adequate water supplies to new residential developments, the Comprehensive Plan contains three policies which address groundwater resources on the South Coast. These policies seek to limit new extractions from any physically overdrafted groundwater basin for housing projects of five or more units, and to provide suitable mitigation of adverse housing impacts associated with expansion of commercial, industrial, and governmental developments.

7. Variable Density Program

Policy 17 of the Housing Element provides incentive for the development of a greater number of smaller units per acre in the 12.3 unit per acre category, as long as the population density per acre does not exceed that otherwise permitted under the Comprehensive Plan. Related Policy 22 requires that any units developed under the Variable Density program be retained for low and moderate income households for 15 years.

Assist in Low/Moderate Housing Development

1. Bonus Density

Policies 16 and 22 of the Housing Element implement Gov't. Code Sec 65915, and provide the framework for the County's density bonus program. Policy 16 provides for density bonuses of up to 50 percent provided all of the bonus units, or at least 25 percent of the total units over the density otherwise allowable on the property under the Comprehensive Plan, are for low and moderate income housing. In addition, one-half of the bonus units must be for low income households unless special findings can be made. Policy 22 provides for resale controls on all bonus units for a minimum of 15 years. For properties located within the coastal zone, Policy 5-5 (a) of the Coastal Plan provides for density bonuses of up to 25 percent of the total number of units permitted under the Land Use Plan. Units provided in the coastal zone under the bonus density program require resale controls for a minimum of 25 years.

2. Affordable and Middle Income Housing through Comprehensive Plan Amendments

Policy 26 of the Housing Element states that, for any amendment to the Comprehensive Plan for an increase in density from one residential category to another residential category, the entire increase must be for affordable income housing. In addition, for any amendment to the Comprehensive Plan from a non-residential to a residential category, at least 25 percent of the total units should be for affordable income housing.

3. County Housing Authority

The County's Housing Authority currently owns 62 units of public housing in the unincorporated area and administers 286 units of rental subsidies through the Section 8 program. The Housing Authority is in the process of constructing 14 new units in Goleta. The Housing Authority will continue to apply for funds for construction and rehabilitation of public housing.

4. Mortgage Revenue Bond Program

The County of Santa Barbara and the participating cities are implementing a comprehensive financing program to increase the supply of affordable housing. During the first phase of this program in March 1983, the County issued a \$17.1 million bond which will provide 9.75%, 30 year fixed rate mortgages for qualified homebuyers. The second phase of the financing program is intended to stimulate the construction of multifamily rental units. The County is currently pursuing below-market interest rate mortgage loans for privately owned projects, providing a minimum of 20 percent of the units as affordable housing for lower income families and elderly tenants. All of the units would have to remain as rentals for a minimum of ten years.

5. General Fund Money

The County allocated General Fund money to two non-profit housing corporations in Fiscal Years 1982-83 and 1983-84. Community Housing Corporation located in Santa Barbara received \$15,000 in F.Y. '82-83 and \$20,000 in F.Y. '83-84. The allocations funded administrative costs and permitted the corporation to pursue mortgage revenue bond financing for a cooperative housing project in Lompoc, initiate site acquisition negotiations for an affordable housing development in the North County area, and assist in the development of background data for the County's 1983-84 CDBG application. General fund money in the amount of \$25,000 in F.Y. '82 and \$20,000 in F.Y. '83 was allocated to People's Self-Help Housing Corporation of San Luis Obispo County who administer projects in the North County area. Allocations were used to fund program administration costs. In F.Y. 1982-83, General Fund money was also used to initiate Mutual Self-Help housing rehabilitation in Tanglewood and to initiate broader CDBG rehabilitation activities in Tanglewood and Casmalia. In the 1983-84 fiscal year, the General Fund money was directed toward ongoing administration of County CDBG housing rehabilitation activities in Tanglewood and Casmalia.

6. Use of Surplus School Sites for Affordable Housing

The County assisted in the development of 48 units by working with private developers to locate the development on a vacant surplus school site through a Ground Lease Option and the use of mortgage revenue bonds. Fourteen (14) units will be available in the moderate

income range with 15 year resale controls, and twenty (20) units will be available in the middle income range with 10 year resale controls. The remaining fourteen (14) units will be market rate. Completion of the project is anticipated by fall 1984.

7. Use of County Surplus Land for Affordable Housing

The County has entered into a Development Agreement with Priority Homes, a non-profit corporation, to provide affordable housing on surplus property owned by the County. The Priority Homes project, Oak Grove Condominiums, consists of 176 units, with 20 percent in the low income category and 80 percent in the moderate income category. Thirty year resale and rental restrictions are required.

8. Site Acquisition Assistance

Community Development Block Grant (CDBG) funds have been made available to non-profit housing developers to assist in the development of low and moderate income housing. To date, these funds have been used to help facilitate the development of 136 affordable units.

Removal of Governmental Constraints

1. Pre-application Meetings

The County established the pre-application process to allow the applicant to discuss with staff a proposed development before a formal application is submitted. This early review of projects identifies potential problems and alternatives for the applicant, and provides a forum for discussion of County policies and conditions of approval.

2. Consolidated Permit Processing

The County has designated the Resource Management Department as the single administrative entity for the coordination of permit review and information dissemination regarding residential development projects pursuant to Govt. Code Sec. 65913.3. RMD is the central coordination point to track the progress of projects, even though individual permits may be approved elsewhere.

3. Citizen's Subdivision Manual

The County has available a citizen's guide to the subdivision process to help applicant's understand the land division process, time-frames, and requirements. The guide has been available since June 1983, and provides a single information source of the processing steps involved in a land division.

4. Fast Tract Processing

Projects containing at least 25 percent low or moderate income units qualify for expedient or priority processing. Fast tract processing is a bonus incentive pursuant to Gov't Code Sec. 65915. The fast track process also includes a fee-waived, pre-application assessment to assist developers in the design process. Density bonus, variable density, and Comprehensive Plan amendments (with a minimum of 25 percent affordable income housing) would also qualify for fast track processing.

5. Amendments to the Comprehensive Plan More than Four Times per Year

For projects which contain at least 25 percent low or moderate income units, pursuant to Gov't Code Sec. 65361 (b), the Comprehensive Plan for Santa Barbara County may be amended more than four times per year.

Conserve & Improve Existing Affordable Stock

1. Rent Control in Mobile Home Parks

The County passed Ordinance No. 3122 in October 1979, to impose rent control on existing mobile home parks to protect tenants. Mobile home parks provide affordable level housing in the County; however, due to the problem of low vacancy rates and rapidly rising rents in mobile home parks, hardships were being imposed on existing tenants. The ordinance will remain in effect unless repealed, or until the vacancy factor in mobile home parks in the unincorporated County rises to three (3) percent or more.

2. Prohibition of Mobile Home Park Conversions to Mobile Home Subdivisions

The County adopted Ordinance No. 3402 in September 1983, to protect mobile home rental opportunities from being converted to mobile home subdivisions or condominiums. Mobile home rental parks provide the most affordable single-family (detached) living units in many instances, and mobile park tenants have a substantial investment in their mobile homes. With a shortage of vacant mobile home park spaces in the County, the conversion of a rental park could cause substantial hardship on tenants who could not afford to purchase a lot as a result of a conversion to a mobile home subdivision or condominium.

3. Conversion of Mobile Home Parks to Another Use

Government Code Section 65863.7 requires that prior to conversion of a mobile home park to another use, that the person/entity proposing the conversion file a report on the impact of the conversion upon the displaced residents of the mobile home park to be converted. The report is required to address the availability of adequate replacement space in existing mobile home parks. The County responds by providing information to tenants of mobile home parks of their

rights, and to the owners of the parks, regarding the State's requirements. The County has not duplicated the State's efforts, as the State's requirement of providing adequate replacement space for displaced tenants adequately addresses the County's concerns.

4. Five Year Non-Displacement for Conversion of Apartments to Condominiums

Because of the critical shortage of rental units within certain areas of the unincorporated County, the County adopted Ordinance No. 3092 in April 1979, which states that existing tenants may not be involuntarily displaced for a period of five years when an apartment is converted to a condominium. The five year non-displacement prohibits a major displacement of tenants, and with respect to persons of low and moderate income, provides a reasonable period of time to find additional housing.

5. Conversion of Apartments to Condominiums in the Coastal Zone

In the coastal zone, the following requirements apply to condominium conversions of residential developments of five units or more: the vacancy factor in the housing market area must be five percent or greater; one-third of the units must be maintained as affordable; and the total number of units proposed to be converted, as well as those units already converted within the calendar year, must not exceed the number of new rental units constructed within the year. If the proposed conversion is permitted based on meeting the above standards, affordable income tenants may not be displaced for a period of five years, pursuant to Ordinance No. 3092.

6. Energy Conservation in Existing Residences

In addition to enforcement of the Uniform Building Code, under Ordinance 3207 adopted in February 1981, the County requires that all new swimming pools have active solar systems installed as the primary heating source. To encourage use of alternative energy sources, the County allows solar collection systems to be added to the roofs of existing buildings or structures without requiring a land use permit or coastal development permit, except in the areas of the County under the jurisdiction of ARTICLE IV.

7. Community Development Block Grant Program

Santa Barbara County had directed a substantial amount of its Community Development Block Grant funds to housing. The County has used CDBG funds for homeowner and rental housing rehabilitation, public facility improvements, and other housing related activities.

In 1980 and 1981, the County successfully competed for CDBG funds from the U.S. Department of Housing and Urban Development and received a total of \$312,000 to assist South Coast homeowners in rehabilitating their houses. In 1982, the County received \$225,000 for rehabilitation of multifamily housing in Isla Vista and to assist North County homeowners in rehabilitating their houses. In 1984, the County will receive \$470,000 to be used by a non-profit organization to acquire existing multifamily housing in Isla Vista, and to assist in the funding of the State mandated sewer system for the Mission Canyon area.

As of October 1983, the County's program on the South Coast involves a total of 40 units, of which 26 are occupied by lower income households. Twenty-six units have been completed and the other units are at various stages of completion or acceptance. These programs are directed at the South Coast, including the City of Carpinteria and the unincorporated areas, particularly Summerland and the El Sueno Road and downtown Goleta communities.

The County also has an active housing rehabilitation loan program administered by the non-profit People's Self-Help Housing Corporation in the North County communities of Casmalia and Tanglewood. A variety of loan packages are offered including direct loans and deferred loans. As of October 1983, five loans were being processed for the Casmalia area and ten for the Tanglewood community. Of these projects seven are currently under construction.

CDBG funded water and sewer system improvements for the Gularte Tract in northern Santa Barbara County are intended to improve overall living conditions. Long-standing inadequacies of public facilities are being remedied as a necessary step to correcting inadequate housing conditions.

The County is also currently offering a program to assist Isla Vista rental property owners in accomplishing rehabilitation of rental units. Financial assistance is provided within a designated target area principally in the form of low interest rate loans leveraged through a private lender using CDBG funds. This program is just getting under way.

8. Public Housing Authority Programs

The Santa Barbara County Housing Authority operates the public housing programs for the unincorporated area and four of the five cities in the County. The focus of the program is traditional public housing and the Section 8 rent supplement program. Other programs include the Section 202 "elderly" program, 62 units of Section 8 After Care, a Section 8 Moderate Rehabilitation program, and a group care home management program. In addition, the County Housing Authority has completed the eligibility screening of applicants for some developments in the County's affordable housing program. Of the County Housing Authority programs approximately 286 Section 8 units and 62 traditional public housing units are in the unincorporated area.

The County Housing Authority has experienced difficulty in maintaining a viable Section 8 rent supplement program for the South Coast. Fair Market rents established by the Department of Housing and Urban Development, as the maximum rent levels for the areas under the Section 8 program, were not increased between March, 1981 and October, 1983 and were too low to assist many prospective tenants in competing the housing market. This occurred even with the new requirement that tenants must pay 30 percent of their income to rent. This may result in long-term reduction in the viability of the Section 8 program in the South Coast area and could place a greater burden on low income renters.

9. Demolition of Affordable Housing Units in the Coastal Zone

Pursuant to Government Code Section 65590, replacement shall be required for affordable housing units converted or demolished in the coastal zone. Policy 5-3 of the Coastal Plan addresses this section of the Government Code, by requiring replacement on a one-for-two basis when demolition occurs of four or more affordable income housing units.

Equal Housing Opportunity

1. Legal Assistance in Rental Discrimination

The County allocates Revenue Sharing funds to the Legal Aid Foundation to provide legal assistance to low income persons subject to discrimination. The Legal Aid Foundation maintains offices in both the North and South County areas. During Fiscal Year 1983-84, \$65,000 was allocated to the South Coast and \$55,000 was allocated to the North County.

2. Rental Assistance

The County allocates funds to the Afro-American Community Services and the Community Action Commission's Advocacy Program which provide assistance to low income persons in finding rental units when necessary. In addition, the County provides funding to Shelter Services for Women, the Independent Resource Living Center, the Klein Bottle Youth Shelter, the Sanctuary House, and the Via Majella Program. The County provides funding to these services through Revenue Sharing Funds.

B. Goals of the Santa Barbara County's Housing Element

1. The County will attempt to provide an adequate supply of low and moderate income housing through incentives provided in the Comprehensive Plan.
2. The County encourages development of new housing for all economic segments through provision of a diversity of housing type, size, and tenure.

3. The County will pursue Federal and State subsidy programs and all feasible local initiatives to assist in the development of housing for all economic segments of the community.
4. The County will remove government constraints that unnecessarily impede development of low-moderate income housing.
5. The County supports preservation and improvement of the existing affordable housing stock.
6. The County supports equal housing opportunity in housing for all households.

C. Policies of the Santa Barbara County Housing Element

1. The County shall maintain a land use monitoring system to ensure the availability of land developable for all economic segments of the population.
2. The County shall develop a capital improvement plan to provide for public facilities in anticipation of future housing needs. New public facilities shall give priority to high density, contiguous infill areas.
3. A program will be developed for each housing market area that gives a priority to the development of housing for low and moderate income persons. Each such program may include the designation of specific properties or classes of property suitable for the development of particular, special types of affordable housing projects, through the application of an Affordable Housing Overlay which includes the requirements and incentives for the development of affordable housing. Such designation may be accomplished through the Land Use Element, Coastal Land Use Plan, and/or any applicable Community Plan(s), in conjunction with the applicable County Zoning Ordinance(s). (See also Policy 10.) *(Revised 2/23/93)*
4. In addition to Ordinance 3168, which prevents displacement of existing tenants for a period of five years when apartments are converted to condominiums, community apartments and stock cooperatives, the County shall monitor the conversion of apartments to condominiums to report the effects of the conversions on the low and moderate income housing stock and the number of condominiums which have provided home ownership opportunities.
5. When reviewing industrial, commercial, and governmental expansions, including expansions by the County, the effects of the expansion on the Housing Market Area in which the expansion is proposed shall be considered. The project's affordable housing demand shall be quantified and any demand exceeding one unit shall be fully mitigated, although such mitigation may be partially or fully waived by the Board of

Supervisors for any project which would deliver a significant social or health care service to the community (e.g., homeless shelter, community health clinic). Mitigation may be achieved directly through the on-site and/or off-site construction of affordable units, and/or indirectly through the in-lieu fee provisions of Policy 22 or other means acceptable to the County, given the specific circumstances of the project under review. Affordable housing demand shall be quantified as set forth in the County's adopted housing impact assessment methodology. (Revised 12/16/88).

6. An attempt should be made to maintain or preserve existing housing units which might be lost under demolition or conversion to other uses.
7. The County shall pursue housing rehabilitation programs as funding permits in both Urban and Rural areas based on designated need. Such programs shall encourage private and public capital participation, preserve the residential opportunities of existing residents, and provide new opportunities for low and moderate income households.
8. The County shall continue to investigate ways of providing public assistance in the development of new affordable housing, including an evaluation of County-owned surplus sites to determine which sites would be appropriate for affordable housing, continuation of the tax exempt mortgage revenue bond program, exploratory use of mortgage credit certificates, use of in lieu fees by private and non-profit affordable housing developers and public agencies, for the purpose of mitigating identified impacts, and other incentive programs to assist developers in providing affordable housing.
9. The County shall participate with private developers, the County Housing Authority, and nonprofit housing sponsors to make a good faith effort to provide its regional share of affordable housing. To this end, the County shall participate with the cities in meeting housing needs.
10. County-initiated housing programs shall give high priority to serving the needs of each housing market area by providing assisted housing within each of those areas to the extent possible.
11. Community design standards, aesthetic criteria, park facilities, and the adequacy of services and resources shall not be compromised in meeting the goals of housing affordability.
12. The County shall increase the opportunity for low and moderate income housing on any property designated for residential use on Santa Barbara County Comprehensive Plan Land Use Maps by allowing a density bonus and/or providing other incentives of equivalent financial value, as per Government Code Section 65915-18 or successor statute(s). The density bonus shall apply to housing developments consisting of five or more

dwelling units, except as provided for "senior citizen housing developments" as defined in Civil Code Section 51.3.(c)(3).

Qualification of a project for a density bonus and/or other incentives shall not relieve the responsibility for including at least 25% of the project's base density units within the low and/or moderate income ranges (see esp. Policies 18 and 29); however, any affordable units provided in qualifying for the density bonus and/or other incentives shall count toward the project's required inclusionary share of affordable units.

The increased density authorized for Affordable Housing Overlay projects, as described in the zoning ordinances, constitutes the density bonus for such projects. Therefore, a separate density bonus and/or related incentives need not be granted in addition to the higher density and other incentives granted by the Affordable Housing Overlay. *(Revised 2/23/93)*

13. The County shall develop a program to allow variable densities as a concept to increase low and moderate income housing which will allow the density to be determined by the number of bedrooms per acre. This program may be applied on lands with the designation "8 units per acre or more" and on lands with the designation "12.3 units per acre or more." The additional units constructed shall be maintained as affordable.
14. The County should pursue policies requiring the Federal Government and State to consider the availability of housing in their expansion decisions and contribute affordable housing on their property for new workers and students in proportion to the Regional Housing Needs Plan.
15. A high level of cooperation and coordination between the Resource Management Department, Department of Regional Programs, County Housing Authority, and other Agencies involved in programs of public assistance for housing must be maintained.
16. The County should work with private developers and nonprofit sponsors by providing information and technical assistance in order to expedite the filing of applications and the preparation of plans and studies in order to provide more affordable housing. The County shall facilitate the use of its surplus lands, and the use of local, State and Federal monies to help meet the housing needs of the County's residents, to the extent feasible.
17. The County shall monitor the provision and maintenance of new affordable housing developed as a result of the policies and programs contained in the Housing Element.
18. In all residential developments of five or more parcels or units, at least 25 percent of all units should be affordable to low and/or

moderate income households as defined in the Housing Element. In lot-sale subdivisions of five or more parcels, the requirement for affordable housing may be satisfied through an in-lieu housing fee contribution. To this end, the density bonus, Affordable Housing Overlay, and/or other relevant provisions specified in the Housing Element may be utilized. The Resource Management Department shall work with each applicant desiring to build five or more units to determine the feasibility of providing affordable housing. The applicant shall be encouraged to utilize the density bonus, Affordable Housing Overlay, and/or other relevant provisions of the Housing Element in order to provide affordable housing. If it is determined to be infeasible to provide at least 25 percent of the units within the low and/or moderate income category, off-site provision of the units or payment of an in-lieu fee should be considered under Policies 20 or 22.

In all residential developments subject to the special requirements and incentives of the Affordable Housing Overlay, a greater minimum percentage (e.g., at least 50 percent) of affordable units shall be required, as specified in the Overlay and/or related plan or ordinance provisions. *(Revised 2/23/93)*

19. Within Urban Areas defined in the County's Comprehensive Plan, the County shall not approve any Comprehensive Plan amendments to increase residential density by changing the land use designation from one residential category to another unless:
 - a. The increase is for low and/or moderate income housing that is compatible with the surrounding neighborhood, and the need for which is not being met by the current local market; and
 - b. The objective of providing affordable housing on the project site cannot be met under the density bonus provisions of Housing Element Policy 12.

For all Comprehensive Plan amendments within identified Urban Areas, which change a non-residential land use designation to a residential designation, the allowable residential density shall be compatible with the surrounding neighborhood, and at least twenty-five (25) percent of the permitted units should be in the low and/or moderate income ranges, consistent with Policy 18 of this Housing Element.

It is the County's policy to encourage affordable housing within established urban areas, rather than beyond or on the fringes of existing urban areas. Therefore, Comprehensive Plan amendments to extend the Urban Area boundary for the purpose of allowing residential development shall first be evaluated in terms of their effects on the preservation of agriculture, availability of public services and resources, and consistency with other elements of the Comprehensive Plan. The provision of affordable housing shall not be used as a basis

for overriding findings for amendments that otherwise would be inconsistent with the Comprehensive Plan, since one of the goals of the Housing Element is the design of housing programs which respect other important goals of the Comprehensive Plan. However, if it is determined in a specific case that an extension of the Urban Area boundary for residential development is necessary and otherwise consistent with the Comprehensive Plan, at least twenty-five (25) percent of the permitted units should be in the low and/or moderate income ranges, pursuant to Policy 18 of this Housing Element.

20. Any affordable housing units which are required to be provided pursuant to Policies 18 and/or 19 may be provided on or off-site, subject to the following provisions:

- a. Any affordable units provided off-site shall be supplemental to, and not a part of, the number of such units otherwise required on the additional site(s) pursuant to County policies or other regulations;
- b. Transfers of affordable unit requirements pursuant to this policy shall occur only within the unincorporated area, and such transfers shall be allowed only within and not between the following geographic areas:
 1. South Coast urban (COMP-2 and COMP-3);
 2. Santa Ynez Valley urban (COMP-4);
 3. Lompoc Valley urban (COMP-5);
 4. Santa Maria-Orcutt urban (COMP-6).

In implementing the provisions of this policy, the County shall adopt any necessary and appropriate conditions for individual projects on a case-by-case basis. Model forms of such conditions may be developed by the Resource Management Department and County Counsel's office.

21. The County shall evaluate its development review and permit processing mechanisms for ways to streamline the process thereby assisting housing sponsors in producing affordable housing, while maintaining its commitment to good planning and environmental protection.

22. In any case where the affordable housing demand of a growth inducing project (i.e., industrial, commercial, educational, and governmental projects) has been quantified under policy 5, or for residential projects of five or more units or parcels where the density is 4.6 units per acre or less and the provision of low and/or moderate income housing is determined to be infeasible on site as required by Policy 18 and criteria set forth in the applicable Housing Element policies, or for

lot-sale subdivisions, the requirement for affordable housing may be satisfied through an in-lieu contribution. The in-lieu provision shall be applied within the same unincorporated Housing Market Area. (Revised 12/16/88).

23. The County shall evaluate the extent to which displacement of existing legal non-conforming residential uses could occur subject to conversion to commercial or industrial uses in areas such as Old Goleta, Los Alamos and Buellton.
24. The County shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with surrounding uses.
25. For projects which are financed with other publicly sponsored funds, or through public programs, such as tax-exempt mortgage revenue bonds and/or mortgage credit certificates, the affordability requirements of the project shall be based on the requirements of that program.
26. The County shall address its obligation to provide housing for farm workers employed within the unincorporated County by determining the level of need in specific areas and investigating alternatives for meeting the identified needs. The County shall work with the Housing Authority and non-profit housing groups to pursue public funds for the provision of housing for farmworkers.
27. The County shall encourage utility conservation measures in new residential development which will result in more affordable maintenance over time.
28. The County shall promote equal opportunity in housing.
29. In implementing the policies of the Housing Element, the County shall take into consideration both differences in the need for affordable housing by income category and differences in the market prices for housing among the Housing Market Areas (HMAs).

Affordable housing units provided pursuant to any and all Policies of the Housing Element, including the Affordable Housing Overlay unless specifically otherwise provided for the site by County plan and/or ordinance requirements, shall be provided in the same proportions as indicated by the Affordable Housing Allotment Table below, or shall provide proportionally more housing for households in the low-income or lower median-income categories, except for projects for which a settlement agreement entered prior to the adoption of this amendment contemplates a lesser or different affordability requirement. Fractional results obtained through the use of the Affordable Housing Allotment Table will be rounded to the nearest integer and should the

sum exceed the required number of affordable units, the allocation for the highest income category will be reduced accordingly.

AFFORDABLE HOUSING ALLOTMENT TABLE

Housing Market Area	Low Income Category	Lower-Median-Income Category	Upper-Median-Income Category
South Coast	3/5	1/5	1/5
Santa Ynez	3/5	1/5	1/5
Santa Maria	1/2	1/4	1/4
Lompoc	1/2	1/4	1/4
Cuyama	2/3	1/6	1/6

The numbers in the Affordable Housing Allotment Table reflect the proportional need for affordable housing, documented in the Housing Element, within each income category by Housing Market Area.

On an annual basis, the County shall determine the median market price for housing in each HMA and compare that price with the maximum sales price for three-bedroom units priced to be affordable to low-income, lower-median-income, and upper-median-income households, as described in the Housing Element.

Where the median market price for housing in an HMA, is less than the current maximum price for affordable three-bedroom units, as defined in the Housing Element, the County may find that affordable housing opportunities are being partially provided by market conditions, thereby fulfilling a portion of the requirements of Policy 18.

In such cases, the number of affordable units, required under Policy 18, may be reduced by the proportional need for affordable housing, documented in the Housing Element within each Housing Market Area, as presented above. Reductions shall be for whole units only with partial units, obtained by the application of this policy, being rounded down to the nearest integer. (Revised 2/23/93)

30. Low, median and moderate income housing for sale or rent shall remain available to qualified low, median, and moderate income households for a minimum of thirty years from initial occupancy, and shall be priced accordingly. (Added 12/16/88)

Definitions of Affordability

Affordable housing is that which can be purchased or rented by households whose gross annual household income does not exceed 120% of the County-adopted median income, adjusted by household size (see Table 29 for the Household-Size Adjustment Factors). These households are divided into low-income and moderate-income households as defined below. The method for determining the maximum sales and/or rental prices of housing provided for these groups is also described below.

County-adopted median income is adopted annually by the Board of Supervisors, based on the lesser of: (a) the Department of Housing and Urban Development's (HUD) estimate of median family income for the Santa Barbara-Santa Maria-Lompoc Metropolitan Statistical Area; or (b) 125% of HUD's estimate of national median family income.

The Board of Supervisors may also set an alternative County-adopted median income based on a formula, which would use economic indicators produced by the State of California or the United States Government or any of their agencies or departments. County-adopted median income based on such a formula would be an alternative to the previously described method for establishing the County-adopted median income.

Such a formula would be established in the event that: (a) HUD no longer provides estimates of national median family income and/or median family income for the Santa Barbara-Santa Maria-Lompoc Metropolitan Statistical Area; or (b) the Board of Supervisors finds the HUD estimates of national median family income and/or median family income for the Santa Barbara-Santa Maria-Lompoc Metropolitan Statistical Area to be grossly inaccurate.

Low-income households are defined as households with annual gross income of 80% or less of County-adopted median income, adjusted by household size, rounded to the nearest fifty dollars. Within the low-income household category, those households with 50% or less of County-adopted median income, adjusted by household size and rounded to the nearest fifty dollars, are considered to be very-low-income households.

Moderate-income households are defined as households with annual gross income above 80% and up to and including 120% of County-adopted median income, adjusted by household size, rounded to the nearest fifty dollars. The moderate-income household category is composed of two sub-categories: upper-median-income and lower-median-income households.

Affordable Rent Levels

Maximum monthly rent for low-income households is set at Fair Market Rent levels, as established by the Section 8 Rental Assistance Program of the U.S. Department of Housing and Urban Development (HUD).

Should the HUD Section 8 Rental Assistance Program cease to exist, maximum monthly rent for low-income households is set at no more than 30% of 70% of County-adopted monthly median income, adjusted by the Rent-Level Adjustment Factor, rounded to the nearest ten dollars, see the Affordable Rent Formula.

Moderate-income housing rents at no more than 30% of 80% of County-adopted monthly median income, adjusted by the Rent-Level Adjustment Factor, rounded to the nearest ten dollars, see the Affordable Rent Formula.

Affordable Rent Formula

$$\left[\begin{array}{c} \text{County-} \\ \text{Adopted} \\ \text{Monthly} \\ \text{Median} \\ \text{Income} \end{array} \right] \times \left[\begin{array}{c} \text{Upper Income} \\ \text{Limit as a} \\ \text{Percent of} \\ \text{County-Adopted} \\ \text{Median Income} \end{array} \right] \times \left[\begin{array}{c} \text{Rent-Level} \\ \text{Adjustment} \\ \text{Factor for} \\ \text{the Size} \\ \text{of the Unit} \end{array} \right] \times \left[\begin{array}{c} 30\% \end{array} \right]$$

Results rounded to the nearest \$10

Affordable Sale and Resale Price Levels

Low-income housing for purchase or resale sells at no more than two-and-one-half times 80% of County-adopted median income times the Sales-Price Adjustment Factor, rounded to the nearest ten dollars, see the Affordable Sales/Resale Price Formula.

Lower-median-income housing for purchase or resale sells at no more than two-and-one-half times 100% of County-adopted median income times the Sales-Price Adjustment Factor, rounded to the nearest ten dollars, see the Affordable Sales/Resale Price Formula.

Above-median-income housing for purchase or resale sells at no more than two-and-one-half times 120% of County-adopted median income times the Sales-Price Adjustment Factor, rounded to the nearest ten dollars, see the Affordable Sales/Resale Price Formula.

Affordable Sales/Resale Price Formula

$$\left[\begin{array}{c} \text{County-} \\ \text{Adopted} \\ \text{Median} \\ \text{Income} \end{array} \right] \times \left[\begin{array}{c} \text{Upper Income} \\ \text{Limit as a} \\ \text{Percent of} \\ \text{County-Adopted} \\ \text{Median Income} \end{array} \right] \times \left[\begin{array}{c} \text{Sales-Price} \\ \text{Adjustment} \\ \text{Factor for} \\ \text{the Size} \\ \text{of the Unit} \end{array} \right] \times \left[\begin{array}{c} 2.5 \end{array} \right]$$

Results rounded to the nearest \$10

All existing Agreements to Provide Affordable Housing for Sale and/or Rent between the County and other parties, which were recorded prior to August 1, 1989, shall continue to price affordable units in accordance with those Agreements. (Revised 8/1/89).

On August 1, 1989 the Board of Supervisors deleted the following definitions of "median-income" and "moderate-income" housing from the Housing Element. Projects without recorded agreements to provide affordable housing approved prior to August 1, 1989, will record agreements to provide upper-median-income housing, priced as previously described, for all affordable housing units to be priced at median- or moderate-income levels mentioned in the project approval conditions.

Median income housing sells at no more than three times the median income, adjusted for unit size.

Moderate income housing sells at no more than three times 120% of median income.

On February 13, 1984, the Board of Supervisors deleted the following definition of "middle income" housing from the Housing Element. The Board provided that projects approved prior to February 13, 1984 with housing conditions which referenced the "middle" income category, as well as projects in process which were determined to be "complete" for processing prior to this date, may use the "middle" income category in meeting conditions.

Middle income housing is housing that sells for no more than three times 150% of the Santa Barbara County median income figure established by HUD. Middle income housing is not housing affordable to low and moderate income households and is not eligible for density bonus policies."

TABLE 29

FACTORS FOR ADJUSTING THE COUNTY-ADOPTED MEDIAN INCOME
FIGURE FOR VARIOUS DWELLING UNIT AND HOUSEHOLD SIZES

<u>Corresponding Household Size</u>	<u>Adjusted Median Household Income</u>
1	0.7(i)
2	0.8(i)
3	0.9(i)
4	1.0(i)
5 or more	1.08(i)

where i = County-adopted median income of a four person family, as periodically established by the U.S. Department of Housing and Urban Development or the County.

<u>Unit Size (Number of Bedrooms)</u>	<u>Rent Level Adjustment Factor</u>	<u>Sales Price Adjustment Factor</u>
Studio	.60	0.7
1	.75	0.8
2	.90	0.9
3	1.0625	1.0
4 or more	1.2	1.0625

Housing Policies of Santa Barbara County's Coastal Plan

The following policies are from the County's Coastal Plan, and apply only in the coastal zone of Santa Barbara County. These policies are included in the Housing Element for the convenience of the reader in easy referral; however, please note that any amendment or proposed change to these policies would require an amendment to the adopted Coastal Plan and approval by the State Coastal Commission.

Policy 5-1: Affordable low and moderate income housing shall be defined as housing which is capable of being purchased or rented or is occupied by low and moderate income households (see Appendix A for definition of low and moderate income). A dwelling unit is capable of being purchased by a low income household if the total purchase price of the unit does not exceed two and one-half (2.5) times the annual income of the low income purchaser for whom the unit is intended to provide a housing opportunity. A dwelling unit is capable of being purchased by a moderate income household if the total purchase price of the unit does not exceed three and one-half (3.5) times the annual income of the moderate income purchaser for whom the unit is intended to provide a housing opportunity. A dwelling unit is capable of being rented by a low income household if the monthly rental cost does not exceed 25 percent of the gross monthly income of the renter. However, these ratios may be adjusted from time to time to reflect lending practices, interest rates, association fees, and other changes which may affect the ability of low and moderate income persons to purchase or rent the units.

Policy 5-2: To protect existing low and moderate income housing opportunities, rehabilitation programs for areas in need shall be developed.

Action

The County shall identify areas which meet the requirements for government-funded rehabilitation programs, prepare the necessary applications for funding, and develop programs for implementation, including but not limited to a pilot rehabilitation program in Summerland and Carpinteria effective 1979, through the use of Community Development Block Grant funds which have been approved for this purpose.

Policy 5-3: Demolition of existing low and moderate income housing of four or more units shall not be permitted unless:

- a. demolition is necessary for health and safety reasons; or

- b. the units are beyond reasonable repair (i.e., the costs of rehabilitation exceed 50 percent of the value of the unit in its present deteriorated condition); or
- c. demolition of such units will provide new housing opportunities because the land use plan designation and zoning would permit an increase in the number of housing units on the same parcel.

Where such demolition is permitted under a or b, all affordable units shall be replaced on a one-for-two basis. Where permitted under c, replacement shall be on a one-for-one basis. Replacement of affordable units shall be within the same planning area. Such affordable replacement units may be rental or sale units, subject to controls to assure continued affordability.

This policy concerning demolition and replacement shall not be required when units are demolished pursuant to an abatement order from the County in accordance with PRC Section 30005.

Policy 5-4: Conversion of apartment complexes of five units or more to condominiums or stock cooperatives shall not be permitted unless:

- a. comparable rental units are available within the same housing market area for displaced low or moderate income persons, as evidenced by a five percent rental vacancy factor for six months preceding conversion; or
- b. at least one-third of the converted units are provided and maintained as affordable low or moderate income units, subject to controls to assure continued affordability; or
- c. the number of units that have been converted as well as the number of units proposed for conversion within the calendar year do not exceed the number of new rental units that have been constructed in the coastal zone and have occupancy permits in the same calendar year. The units for conversion shall be counted at the time of project approval and not at the time of actual conversion.

Any conversion approved according to a, b, or c shall be subject to the following:

- 1) tenants shall be given notice of intent to convert at least 180 days prior to conversion and first option to purchase the proposed condominiums; and
- 2) current low or moderate income tenants will be assured affordable monthly rental payments and not be displaced for a period of five years following the conversion, as provided in the County Code.

Action:

1. The County Planning Department shall determine the vacancy factor in the housing market area six months preceding conversion and the number of rental units that have been constructed during the calendar year.

Following these and other determinations that may be required for consistency with other provisions of this plan, the Planning Department staff shall recommend approval or denial of the project to the Planning Commission.

Policy 5-5: To the maximum extent feasible, all new residential development of ten or more units shall include provisions for low and moderate income housing. The County shall determine which of the following alternatives for accomplishing this objective is most appropriate.

- a. The County may allow a density bonus not to exceed 25 percent of the total number of units permitted under the land use plan to facilitate the inclusion of low and moderate income housing.
- b. If the County determines that inclusion of low and moderate income units is infeasible in the proposed development project, the County may require an in lieu fee for provision of low and moderate income housing at another appropriate location.
- c. In areas where the County finds that there is a critical need for low and moderate income housing and that inclusion of such housing in the development project could reasonably be accomplished given the density specified in the land use plan, the location of the project, and other factors, the County may require the inclusion of low and moderate income housing as a condition of project approval.

To ensure that the required low and moderate income housing remains affordable to persons of low and moderate income over time, measures such as resale control, rental agreements, or deed restrictions shall be required for a period of no less than 25 years.

Policy 5-6: In large residential developments of 20 units or more, housing opportunities representative of all socioeconomic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, and single family detached) to provide for balanced housing opportunities, where feasible.

Policy 5-7: Review and evaluation of proposed residential developments necessary to carry out the policies set forth in this housing component shall be performed by the planning analyst who is responsible for implementation of the County's Housing Element.

The duties of this staff position shall include: (1) staff analysis of proposed residential projects in the coastal zone to determine appropriate incentives for the applicant to construct new low and moderate income housing; (2) requirements or conditions for approval to obtain the necessary number of low and moderate income units; and (3) mechanisms for ensuring that low and moderate income units are retained as affordable units over the long term.

Policy 5-8: Administration of housing programs shall be shared and coordinated as much as possible with agencies such as the Area Planning Council and County Housing Authority to avoid additional staffing requirements and increased costs to the County.

Policy 5-9: To provide for a balanced housing mix that will accommodate all economic segments of the community, review and approval of new development in the coastal zone, i.e., agriculture, coastal dependent industry, visitor-serving commercial, etc., shall include an assessment of its growth-inducing impacts on housing needs. The provision of adequate housing should be a necessary corollary to new growth-inducing developments.

Policy 5-10: In the areas designated for commercial uses on the land use plan maps, residential development shall be a permitted secondary use subject to a conditional use permit, and existing residential uses shall be considered permitted uses rather than legal non-conforming uses.

D. Implementation Programs

1. Land Use Monitoring (Refer to Policy 1.)

The County will continue its existing monitoring through annual building permit reports (number of units, type, and location) and through affordable housing status reports prepared routinely by the Resource Management Department. This data and additional buildout information will be automated during the update of the Land Use Element.

2. Capital Improvements Plan (Refer to Policy 2.)

The Resource Management Department in conjunction with other affected County departments (e.g., Public Works, Transportation) and in cooperation with affected special districts shall develop a capital improvements plan where applicable to ensure that residential developments that meet the housing needs of the community are given priority.

Community Development Block Grants may serve as a funding source to remedy deficiencies in infrastructure that affect the provision and maintenance of low and moderate income housing.

3. Expedient Processing (Refer to Policy 3.)

The County shall continue to provide incentives for projects which include affordable housing. One example of this is fast track processing of projects providing 25 percent or more low and/or moderate income units. The fast track process shall include but is not limited to a fee-waived pre-application assessment to assist developers in the design process. Other incentives could include reductions in fees or modifications in development standards. To ensure expedient processing of all projects, the development review and permit process shall be reviewed for possible interdepartmental coordination and streamlining improvements.

4. Condominium Conversion (Refer to Policy 4.)

The Resource Management Department shall prepare an annual report to the Planning Commission and Board of Supervisors based on information provided by the applicant describing the number of units converted to condominiums, what happened to the previous tenants, previous rental ranges, and proposed selling prices. In addition, the report shall include the number of homeownership opportunities that have resulted from the conversions. The purpose of the annual report is to document and monitor the effect, if any, of such conversions on low and moderate income households.

4.5 Housing Impact Assessment Methodology (Refer to Policy 5)

The County shall develop guidelines which constitute a definite methodology for quantifying the affordable housing demand associated with industrial, commercial, educational, and governmental development projects. These guidelines shall:

- a. Identify those Housing Market Areas within which non-residential projects shall be required to provide mitigation of their identified affordable housing demand;

- b. Specify the formula(s) and formula constant(s) and variable(s) used in determining the housing demand of a non-residential project, based upon the size and type of use(s) proposed:
- c. Be updated from time to time whenever significant new information becomes available. (Added 12/16/85)

5. Rehabilitation (Refer to Policy 7.)

The County shall continue rehabilitation efforts to remove existing health and safety hazards through existing programs and by pursuing additional funding when available. The County rehabilitation program consists of lower interest loans for rehabilitation; concurrent improvement of public facilities where needed in rehabilitation areas; loans for emergency rehabilitation; technical and financial assistance to ensure that the necessary rehabilitation is completed; and citizen participation in the development of implementation programs. The County's program shall continue to assist lower income persons in areas targeted for assistance, and shall pursue rehabilitation of rental housing where necessary.

6. Assistance for New Construction (Refer to Policies 8, 9, 10 and 16.)

The County shall continue to seek State and federal funding sources for assistance in the development and financing of new housing.

The County shall continue to provide technical assistance and information to private and public housing sponsors through pre-application meetings to assist in expediting proposals for new housing.

The County shall evaluate the inventory of government owned land to determine if there are sites which are appropriate for the development of affordable housing.

7. Bonus Density (Refer to Policy 12)

The County shall implement Government Code Section 65915-18 by considering a 25 percent density bonus for projects assuring that all the bonus units, but in no case less than 25 percent of the total units, will be available for rent or purchase to qualified low and moderate income households. Unless already appropriately zoned, a rezone to a zone district requiring development plan review shall be required.

A list of other incentives of equivalent financial value that may be granted in lieu of granting a bonus density shall be prepared for Santa Barbara County.

8. Variable Density (Refer to Policy 13.)

Recognizing that more housing units are required to accommodate the population due to an increasing number of households with fewer members, the County proposes a variable density program. This program will be implemented by the development of a density conversion chart by Resource Management Department which will allow parcels with the land use designation of "Residential, 12.3 units per acre or more" and "Residential, 8 units per acre or more" category to be evaluated on the number of bedrooms per acre, rather than units per acre. All the units

proposed above the density stated in the Land Use Element will be required to be available to low and moderate income households for not less than fifteen years.

9. Development Permit Process Review (Refer to Policy 21)

The Interdepartmental Task Force appointed by the Board of Supervisors shall review the permit process and recommend mechanisms for streamlining the review process while maintaining a commitment to good planning practices, thereby assisting housing sponsors in producing affordable housing.

10. In-Lieu Fee Program (Refer to Policy 22.)

The County shall develop a program for the use of in-lieu fees collected for the provision of affordable housing. Such program shall establish criteria for when the in-lieu fee program may be used, factors to determine the amount of the in-lieu contribution, a statement that the in-lieu fee may be used only within the same housing market area, and appropriate uses of the fees collected. In establishing such program, the Board of Supervisors shall determine the lead agency and method of operation.

11. Preservation of Existing Housing Stock (Refer to Policy 23.)

The Resource Management Department shall conduct a study to evaluate the number of affordable housing units which could be converted to commercial or industrial uses, to determine if potential adverse impacts are associated with the removal of housing for low and moderate income households.

12. Diversity of Housing Types (Refer to Policy 24.)

The Resource Management Department shall encourage the development of diverse housing types which provide affordable housing opportunities. The County shall encourage use of the MHP, MHS, and SLP zoning districts in new development.

13. Mortgage Revenue Bonds for Housing (Refer to Policy 25.)

The County shall continue its housing finance program whereby the proceeds of tax exempt revenue bonds are made available, as provided under current guidelines.

Developer participation in the program requires a financial commitment to pay the costs of issuing the bonds. Developments located within incorporated cities may be included in the program if approved under County-City cooperative agreements. Projects eligible for bond financing are subject to all regular development approvals.

The County program is authorized by federal and state legislation which is modified frequently. Requests for Project Proposals are solicited by the County when appropriate. The Program is managed by the County Community Development Coordinator in conjunction with the Administrative Office.

14. Farmworker Housing Needs (Refer to Policy 26.)

The County shall conduct a special study of farmworker housing needs and develop a program to address any identified needs. The County shall provide assistance to non-profit development sponsors to pursue public funds for the provision of farmworker housing, as staffing and funding permit.

15. Energy Conservation (Refer to Policy 27.)

The Resource Management Department shall amend the department's development applications to encourage all applicants to consider the energy conservation measures adopted within the County's Energy Conservation Element.

Amend County Ordinance 3441 to require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand in new housing development.

16. Equal Opportunity in Housing (Refer to Policy 28.)

The Resource Management Department shall develop guidelines for the development of new housing for seniors, handicapped, and families with children. These guidelines shall include locational factors, design standards, and minimum amenities.

The County will continue to provide revenue sharing money, as available, to the Legal Aid Foundation to assist in the provision of legal remedies to low income persons subject to discrimination.

17. The County shall determine the median market sales price for residential units in each Housing Market Area as needed, using data from the Assessor's Office or other appropriate sources, and identify Housing Market Areas where the market is providing moderate-income housing opportunities.

E. Quantified Objectives for Santa Barbara County's Housing Program, 1984-1989

Introduction

The following section presents the County's housing program in terms of specifying goals and objectives for the number of dwelling units or households to be assisted or provided for over the next five years. The County's "total unit" housing goals represent 25 percent of the existing and projected housing needs defined in the Regional Housing Needs Plan (June 1984) and the Certifying Addendum to Santa Ynez/Las Flores Canyon Development and Production Plan proposed by Exxon Company U.S.A. The County's specific implementing actions and five year estimates of housing objectives are outlined, and identify only the low and moderate income households to be assisted in the implementation of each particular program. Only those implementing actions for which it is possible to quantify objectives are included. The objectives for new construction were generally derived from the Regional Housing Needs Plan (June 1984) estimates of projected need, the Certifying Addendum to Santa Ynez/Las Flores Canyon Development and Production Plan Proposed by Exxon Company, USA., and review of the previous five year construction trend. The objective is to provide 25 percent of the total projected 1984-89 housing

needs in the affordable price range, based upon the preceding analysis and on the number of affordable units provided through Housing Element programs since July 1981, when the Housing Element was adopted. The County's general goal and objective for rehabilitation is to provide assistance to five percent of the units classified as Condition "C" and "D", based on the Housing Condition Survey conducted in 1977. Attainment of these goals and objectives is contingent upon access to limited funding opportunities and efficient use of these funds.

Because of recent changes in legislation, funding for new construction of public housing is limited. The County's five year goal and objective for providing publicly assisted housing is limited to current levels, since it is not anticipated that funding in the future will be increased.

Housing Goals for the Unincorporated South Coast HMA

1. Goals

- a. The County's total unit goal is to provide 1,866 new units to meet the existing and projected needs of low and moderate income households by 1989 in the unincorporated South Coast HMA.
- b. The County's goal is to provide at least 25 percent, or 184 units, of the cumulative housing demand resulting from the offshore oil activities to meet the needs of low and moderate income households by 1989 in the unincorporated South Coast HMA.
- c. There are 1,320 units identified as Condition "C" or "D" on the South Coast. The County's goal is to rehabilitate five percent, or 66 units by 1989. Three neighborhoods are currently designated for rehabilitation: Oldtown Goleta, Isla Vista, Summerland, and El Sueno Road. In general, any qualified low income household is eligible for rehabilitation assistance.
- d. Vacant buildable land is limited on the South Coast. There is a strong desire for open space and to constrain expansive growth.
- e. Provision of low and moderate income rental opportunities in the Goleta sub-area because of the need to (a) meet a regional share of the low-income rental housing demand now being met primarily by Isla Vista and (b) offset the large number of apartment units approved for conversion to condominiums in the area.
- f. Provision of new moderate income housing ownership opportunities in the Goleta sub-area because the median sales price of existing (est. \$155,000) units exceeds the purchasing power of moderate-income households, as defined in the Housing Element.

2. Housing Program Objectives*

	<u>Program</u>	<u>Objectives</u>
a.	Private Provision of New Low and Moderate Income Affordable Units	
	1) Standard of Providing 25 Percent of New Residential Development at the Affordable Level (Policy 25)	70
	2) Increase in Residential Density from Comprehensive Plan Amendments (Policy 26)	87
	3) Density Bonus	94
	4) Transfer of Affordable Requirement/ In-Lieu Fees	45
	5) Tax-Exempt Mortgage Revenue Bond Program/ Alternative Financing	53
b.	Private Provision of Market Rate Units	1045
c.	Rehabilitation	66
d.	Public Assistance	
	1) Section 8	411
	2) Low Rent	84
e.	Unmet Existing Need	1140

Housing Goals for the Santa Ynez HMA

1. Goals

- a. The County's total unit goal is to provide 506 new units to meet the existing and projected needs of low and moderate income households by 1989 in the Santa Ynez HMA.
- b. The County's goal is to provide at least 25 percent or 29 units, of the cumulative housing demand resulting from the offshore oil activities to meet the needs of low and moderate income households by 1989 in the Santa Ynez HMA.
- c. There are 687 units identified as Condition "C" or "D" in the Santa Ynez HMA. The County's goal is to rehabilitate five percent, or 34 units by 1989.
- d. There is a strong desire to contain urban land use. There is strong market demand for expansive, low-density growth. Citizens have expressed a strong desire to preserve agricultural uses.

*The County's Housing Program objectives for meeting the project housing needs are lower than the program's housing goals due to consideration of resource and other constraints to meeting the existing housing need.

- e. Provision of housing for the elderly.
- f. Provision of affordable units within identified urban boundaries and service districts to provide a range of housing opportunities and alternatives to the prevailing single-family, owner-occupied form of tenancy.

2. Housing Program Objectives*

	<u>Program</u>	<u>Objectives</u>
a.	Private Provision of New Low and Moderate Income Affordable Units	
	1) Standard of Providing 25 Percent of New Residential Development at the Affordable Level (Policy 25)	67
	2) Increase in Residential Density from Comprehensive Plan Amendments (Policy 26)	110
	3) Density Bonus	149
	4) Transfer of Affordable Requirement/ In-Lieu Fees	51
	5) Tax-Exempt Mortgage Revenue Bond Program/ Alternative Financing	16
b.	Private Provision of New Market Rate Housing	1177
c.	Rehabilitation	34
d.	Public Assistance	
	1) Section 8	27
	2) Low Rent	-0-
e.	Unmet Existing Need	81

Housing Goals for the Unincorporated Lompoc HMA

1. Goals

- a. The County's total unit goal is to provide 692 new units to meet the existing and projected needs of low and moderate income households by 1989 in the unincorporated Lompoc HMA.
- b. The County's goal is to provide at least 25 percent, or 45 units, of the cumulative housing demand resulting from the offshore oil activities to meet the needs of low and moderate income households by 1989 in the unincorporated Lompoc HMA.

*The County's Housing Program objectives for meeting the project housing needs are lower than the program's housing goals due to consideration of resource and other constraints to meeting the existing housing need.

- c. There are 130 units identified as Condition C or D in the unincorporated Lompoc HMA. The County's goal is to rehabilitate five percent or seven units by 1989.
- d. According to Housing Impacts and Mitigation Measures Associated with the Planned Expansion of Vandenberg Air Force Base, prepared by the Resource Management Department (4/82), there is a deficiency of medium and high density land in the unincorporated Lompoc HMA. This study indicates that enough land is present within the urban boundary to accommodate additional growth, therefore no outlying agricultural lands will require conversion to residential use. There is a strong desire to protect agriculture and the community character of the area.
- e. Provision of housing for large households and families with children.
- f. Provision of housing affordable to low and moderate income households, including rental units, to meet the needs of households in these income groups in the unincorporated area as well as a regional share of these housing needs generated by Vandenberg Air Force Base and within the City of Lompoc.
- g. There is a need for additional farmworker housing in the unincorporated Lompoc area.

2. Housing Program Objectives*

<u>Program</u>	<u>Objectives</u>
a. Private Provision of New Low and Moderate Income Affordable Units	
1) Standard of Providing 25 Percent of New Residential Development at the Affordable Level (Policy 25)	205
2) Increase in Residential Density from Comprehensive Plan Amendments (Policy 26)	137
3) Density Bonus	130
4) Transfer of Affordable Requirement/ In-Lieu Fees	82
5) Tax-Exempt Mortgage Revenue Bond Program/ Alternative Financing	129
b. Private Provision of New Market Rate Housing	2050
c. Rehabilitation	7

*The County's Housing Program objectives for meeting the project housing needs are lower than the program's housing goals due to consideration of resource and other constraints to meeting the existing housing need.

d. Public Assistance	
1) Section 8	5
2) Low Rent	-0-
e. Unmet Existing Need	42

Housing Goals for the Unincorporated Santa Maria HMA

1. Goals

- a. The County's total unit goal is to provide 949 new units to meet the existing and projected needs of low and moderate income households by 1989 in the unincorporated Santa Maria HMA.
- b. The County's goal is to provide at least 25 percent, or 82 units, of the cumulative housing demand resulting from the offshore oil activities to meet the needs of low and moderate income households by 1989 in the unincorporated Santa Maria HMA.
- c. There are 825 units identified as Condition C or D in the unincorporated Santa Maria HMA. The County's goal is to rehabilitate five percent, or 41 units by 1989.
- d. Groundwater basins may be approaching significant overdraft in the unincorporated Santa Maria HMA. Air quality preservation is an important goal.
- e. There is a need for additional farmworker housing in the unincorporated Santa Maria area.
- f. To meet a regional share of the HMA's need for low and moderate income housing now provided by the Cities of Santa Maria and Guadalupe, affordable multi-family units need to be provided.
- g. Increased residential densities within the identified urban area are needed to provide affordable units for rentals as well as ownership opportunities.
- h. Since the Santa Maria housing market is also impacted by activity at Vandenberg Air Force Base, a portion of new housing should be built to satisfy the demand for affordable rentals generated by employment growth at Vandenberg Air Force Base.
- i. Continue to provide rehabilitation assistance in areas such as Tanglewood and Casmalia.

2. Housing Program Objectives*

	<u>Program</u>	<u>Objectives</u>
a.	Private Provision of New Low and Moderate Income Affordable Units	
1)	Standard of Providing 25 Percent of New Residential Development at the Affordable Level (Policy 25)	274
2)	Increase in Residential Density from Comprehensive Plan Amendments (Policy 26)	192
3)	Density Bonus	174
4)	Transfer of Affordable Requirement/ In-Lieu Fees	110
5)	Tax-Exempt Mortgage Revenue Bond Program/ Alternative Financing	164
b.	Private Provision of New Market Rate Housing	2741
c.	Rehabilitation	41
d.	Public Assistance	
1)	Section 8	54
2)	Low Rent	56
e.	Unmet Existing Need	0

Housing Goals for the Cuyama HMA

1. Goals

- a. The County's total unit goal is to provide 9 new units to meet the existing and projected needs of low and moderate income households by 1989 in the Cuyama HMA.
- b. There are 141 units identified as Condition C or D in the Cuyama HMA. The County's goal is to rehabilitate five percent, or seven units by 1989.
- c. Given the very low rate of growth and pressures for development in the area and the prevailing housing market prices that are well within affordability guidelines, no major housing needs have been identified for this area. As new development occurs, housing should be designed to meet the needs of the community and address the fact that 61 percent of the households in 1980 were of low or moderate income.

*The County's Housing Program objectives for meeting the project housing needs are lower than the program's housing goals due to consideration of resource and other constraints to meeting the existing housing need.

2. Housing Program Objectives*

	<u>Program</u>	<u>Objectives</u>
a.	Private Provision of New Low and Moderate Income Affordable Units	
	1) Standard of Providing 25 Percent of New Residential Development at the Affordable Level (Policy 25)	0
	2) Increase in Residential Density from Comprehensive Plan Amendments (Policy 26)	3
	3) Density Bonus	2
	4) Transfer of Affordable Requirement/ In-Lieu Fees	-0-
	5) Tax-Exempt Mortgage Revenue Bond Program/ Alternative Financing	-0-
b.	Private Provision of New Market Rate Housing	20
c.	Rehabilitation	7
d.	Public Assistance	
	1) Section 8	3
	2) Low Rent	-0-
e.	Unmet Existing Need	2

*The County's Housing Program objectives for meeting the project housing needs are lower than the program's housing goals due to consideration of resource and other constraints to meeting the existing housing need.

APPENDICES

TABLE A-1

SOUTH COAST HMA
NEWSPAPER RENTAL HOUSING SURVEY

Number of Bedrooms	Houses (Detached)	Condominiums	Apartments	Shared Housing
Not Specified	\$1,130	\$911	\$700	
Studio			\$346 (\$150 - \$525)	
1	\$607 (\$325 - \$750)	\$752 (\$465 - \$1,200)	\$456 (\$225 - \$800)	\$275 (\$100 - \$850)
2	\$767 (\$535 - \$2,500)	\$800 (\$525 - \$1,200)	\$631 (\$400 - \$1,000)	
3	\$1,211 (\$725 - \$3,000)	\$874 (\$710 - \$1,400)	\$795 (\$625 - \$1,050)	
4	\$1647 (\$900 - \$4,000)	\$1,000*	\$900*	\$850
5	\$1,938 (\$1,050 - \$4,000)			

*This type housing was not available every week of the survey.
 Price ranges are shown in parentheses
 Prices are the mean/average of averaged prices for each survey day.

TABLE A-2

LOMPOC HMA
NEWSPAPER RENTAL HOUSING SURVEY

Number of Bedrooms	Houses (Detached)	Condominiums	Apartments	Shared Housing
Not Specified	\$355 (\$290 - \$545)			
Studio				
1			\$356 (\$250 - \$495)	Furnished \$214 (\$120 - \$290)
2	\$441 (\$300 - \$625)	\$551 (\$550 - \$650)	\$390 (\$275 - \$475)	
3	\$593 (\$475 - \$650)			
4	\$645 (\$600 - \$725)			
5	\$850*			

*This type housing was not available every week of the survey.
 Price ranges are shown in parentheses
 Prices are the mean/average of averaged prices for each survey day.

TABLE A-3

SANTA MARIA HMA
NEWSPAPER RENTAL HOUSING SURVEY

Number of Bedrooms	Houses (Detached)	Condominiums	Apartments	Shared Housing
Not Specified				\$245 (\$100 - \$370) 35% are \$250
Studio			\$365 (\$360 - \$495)	
1	\$250*		\$395 (\$350 - \$500)	
2	\$510 (\$375 - \$650)	\$625 (500 - \$775)	\$445 (\$425 - \$495) 56% are \$450	
3	\$645 (\$475 - \$950)	\$765 (\$600 - \$1,200)	\$530 (\$500 - \$595)	
4	\$735 (\$600 - \$1,000)			
5	\$1,000*			

*This type housing was not available every week of the survey.

Price ranges are shown in parentheses

Prices are the mean/average of averaged prices for each survey day.

About one-third of rental units on the market are apartments, one-third detached houses and the remaining one-third condominiums and shared housing.

TABLE A-4
SANTA YNEZ HMA
NEWSPAPER RENTAL HOUSING

Number of Bedrooms	Houses (Detached)	Condominiums	Apartments	Shared Housing
Not Specified	(\$394) (\$337.50 - \$450)		\$500*	
Studio			\$335 (\$275 - \$395)	
1			\$363 (\$300 - \$425)	\$195 (\$195 - \$337)
2	\$673 (\$585 - \$725)		\$525*	
3	\$781 (\$625 - \$1,000)			
4				
5+	\$5,500*			

*This type housing was not available every week of the survey.
Price ranges are shown in parentheses
Prices are the mean/average of averaged prices for each survey day.

TABLE A-5
SAMPLING OF RENTS
IN BETTER QUALITY APARTMENTS & CONDOMINIUMS

CITY OF LOMPOC

JULY 1, 1983

	<u>2 bedroom</u>	<u>3 bedroom</u>
<u>APARTMENTS</u>		
Oceanwood	\$ 465	---
Chestnut Village	475	---
Fiesta Village	<u>435</u>	<u>---</u>
AVERAGE	\$ 458	---
<u>CONDOMINIUMS FOR RENT</u>		
Lenco Homes	\$ 525	\$ 575
Cypress & A (Denson)	575	650
1200 East Walnut (West)	525	---
Winchester Village	575	650
Linda Vista Townhomes	---	700
Cypress Woods	550	---
214 South F Condominiums	<u>600</u>	<u>---</u>
AVERAGE	\$ 558	\$ 644

None of the apartment complexes with over 300 units had a vacant apartment for rent on July 1, 1983.

Source: City of Lompoc, Community Development Department Survey.

TABLE A-6

SANTA BARBARA HOUSING COUNCIL, INC. RENTAL SURVEY

City of Santa Barbara - Total Units Surveyed - 1,419

	<u>No. of Units</u>	<u>Average Rent</u>	<u>Actual Lowest</u>	<u>Actual Highest</u>
Studio	82	388.07	175.00	460.00
1 Bedroom	660	467.28	270.00	595.00
*2 bedrooms	577	595.85	200.00	1,000.00
3 bedrooms	92	813.87	485.00	1,100.00
4 bedrooms	8	805.63	795.00	875.00

Unincorporated South Coast - Total Units Surveyed - 1,416

	<u>No. of Units</u>	<u>Average Rent</u>	<u>Actual Lowest</u>	<u>Actual Highest</u>
Studio	129	385.98	330.00	525.00
1 bedroom	837	446.51	326.00	620.00
*2 bedrooms	339	578.50	420.00	775.00
3 bedrooms	25	672.11	605.00	900.00
4 bedrooms	86	638.23	435.25	800.00

Santa Ynez HMA - No Data AvailableLompoc HMA - Total Units Surveyed - 340

	<u>No. of Units</u>	<u>Average Rent</u>	<u>Actual Lowest</u>	<u>Actual Highest</u>
Studio	1	295.00	295.00	295.00
1 bedroom	110	380.45	325.00	470.00
*2 bedrooms	225	414.11	330.00	590.00
3 bedrooms	4	568.00	525.00	665.00
4 bedrooms	0	N/A	N/A	N/A

Santa Maria HMA - Total Units Surveyed - 539

	<u>No. of Units</u>	<u>Average Rent</u>	<u>Actual Lowest</u>	<u>Actual Highest</u>
Studio	54	319.00	235.00	355.00
1 bedroom	261	395.14	375.00	465.00
*2 bedrooms	220	462.62	425.00	535.00
3 bedrooms	4	590.00	590.00	590.00
4 bedrooms	0	N/A	N/A	N/A

Cuyama HMA - No Data Available

NOTE: No distinction is made between furnished and unfurnished units, nor are the existence and types of amenities considered.

*Includes townhouses, cottages and single-family residences.

TABLE B-1
Summary of Southcoast Unincorporated Housing Condition Survey

TABLE CENSUS TRACT 1.01, 1.02, 1.03, 2, 5.01, 5.02, 7, 13.01, SOUTH COAST UNINCORPORATED 14, 15, 16.01, 16.02, 17, 29.01, 29.02, 29.03, (See Figure 2) 29.04, 29.05, 29.06, 27.07, 29.08, 30.01, 30.02, 30.03									
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	8,163	735	3,017	11,915				
	%	29.7	2.7	11.0	43.4				
B	#	7,562	1,728	4,935	14,225				
	%	27.5	6.3	18.	51.8				
C	#	783	131	45	959				
	%	2.9	.5	.2	3.5				
D	#	269	58	34	361				
	%	1.0	.3	.1	1.3				
Sub-Total	#	16,777	2,652	7,910	27,460	1,726	74		
	%	61.1	9.7	29.2	100	5.8	.2		
Total	#	27,460				1,800		636	29,895
	%	91.9				6.0		2.1	100

TABLE B-3

Summary of Isla Vista Housing Condition Survey

TABLE	 CENSUS TRACT 29.01, 29.02, 29.03				Isla Vista (See Figure 2)			
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	39	20	503	562				
	%	.9	.5	11.6	12.9				
B	#	90	848	2,774	3,712				
	%	2.1	19.5	63.8	85.4				
C	#	26	4	8	38				
	%	.6	.1	.2	.9				
D	#	33	-	-	33				
	%	.7			.8				
Sub-Total	#	188	872	3,285	4,345	1	4		
	%	4.3	20.1	75.6	100	.02	.09		
Total	#	4,345				5		14	4,364
	%	99.6				.1		.3	100

Summary of Goleta Housing Condition Survey

TABLE

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CENSUS TRACT

1.01, 1.02, 2, 5.02, 29.04, 29.05, 29.06,
30.01, 30.03Goleta
(See Figure 2)

Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	4,040	512	1,686	6,238				
	%	32.9	4.2	13.7	50.8				
B	#	2,927	467	1,965	5,359				
	%	23.2	3.8	16	43.7				
C	#	313	93	37	443				
	%	2.6	.8	.3	3.6				
D	#	145	58	34	237				
	%	1.2	.5	.3	1.9				
Sub-Total	#	7,425	1,130	3,722	12,277	1,237	6		
	%	60.5	9.2	30.3	100	9	1		
Total	#	12,277				1,243		151	13,671
	%	89.8				9.1		1.1	100

TABLE B-4

Summary of Foothills Housing Condition Survey

TABLE		CENSUS TRACT 1.03, 5.01, 7, 13.01, 14, 15, 16.01, 16.02, 17, 29.07, 29.08, 30.02				Foothills (See Figure 2)		
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	4,084	203	828	5,115				
	%	37.7	1.9	7.6	47.2				
B	#	4,545	413	196	5,154				
	%	41.9	3.8	1.8	47.5				
C	#	444	34	-	478				
	%	4.1	.3		4.5				
D	#	91	-	-	91				
	%	.8			.8				
Sub-Total	#	9,164	650	1,024	10,838				
	%	84.6	6	9.4	100				
Total	#	10,838				551		471	11,860
	%	91.4				4.6		4	100

TABLE B-5

Summary of Santa Ynez Housing Condition Survey

TABLE	 CENSUS TRACT 19.01, 19.02				Santa Ynez Valley (See Figure 1)			
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	1,859	33	335	2,227				
	%	45.9	.8	8.3	55				
B	#	951	126	58	1,135				
	%	23.5	3.1	1.4	28				
C	#	538	29	-	567				
	%	13.3	.7		14				
D	#	118	2	-	120				
	%	2.9	.05		3				
Sub-Total	#	3,466	190	393	4,049	712	9		
	%	85.6	4.7	9.7	100	14.7	2		
Total	#	4,049				721		63	4,833
	%	83.8				14.9		1.3	100

TABLE B-6

Summary of Lompoc Unincorporated Housing Condition Survey

TABLE	 CENSUS TRACT 26, 27.01*, 27.02*, 27.03*, 27.04*, 28.01, 28.02, 28.03, 28.04					Lompoc Unincorporated (See Figure 1)		
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	3,151	129	131	3,411				
	%	84.1	3.44	3.5	91				
B	#	206	-	-	206				
	%	5.5			5.5				
C	#	72	10	6	88				
	%	1.9	.3	.2	2.4				
D	#	42	-	-	42				
	%	1.1			1.1				
Sub-Total	#	3,471	139	137	3,747	213	20		
	%	92.6	3.7	3.7	100	5.3	.5		
Total	#	3,747				233		11	3,991
	%	93.9				5.8		.3	100

Note: These figures do not include "On Base" Facilities at Vandenberg Air Force Base.

* No dwelling units noted (6/1/77)

TABLE B-7

Summary of Santa Maria Unincorporated Housing Condition Survey

TABLE		CENSUS TRACT 20.01, 20.02, 20.03, 20.04, 21, 22.02, 23.02, 24.02				Santa Maria Unincorporated (See Figure4)		
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	3,324	24	-	3,348				
	%	52.60	.38	-	52.98				
B	#	2,269	39	-	2,308				
	%	35.91	.62	-	36.53				
C	#	486	48	34	568				
	%	7.69	.76	.54	8.99				
D	#	91	4	-	95				
	%	1.44	.06	-	1.50				
Sub-Total	#	6,170	115	34	6,319	885	27		
	%	97.64	1.82	.54	100	12.15	.37		
Total	#	6,319				912		53	7,284
	%	86.75				12.52		.73	100

TABLE B-8

Summary of Guadalupe Unincorporated Housing Condition Survey

TABLE	 CENSUS TRACT 25.00				Guadalupe (Unincorp.) (See Figure 1)			
Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	8	---	---	8				
	%	3.7	---	---	3.7				
B	#	47	2	---	49				
	%	21.5	0.9	---	22.4				
C	#	87	2	---	89				
	%	39.7	0.9	---	40.6				
D	#	50	13	10	73				
	%	22.8	5.9	4.6	33.3				
Sub-Total	#	192	17	10	219	14	18		
	%	87.7	7.7	4.6	100.0	5.6	7.1		
Total	#	219				32		---	251
	%	87.3				12.7		---	100.0

Summary of Cuyama Housing Condition Survey

TABLE

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CENSUS TRACT 18.00

Cuyama
(See Figure 1)

Condition		One Family Structure	2, 3, 4 Family Structures	5 or More Family Structures	Sub-Total Dwelling Units	Mobile Homes		Dwelling Units Which Were Inaccessible To Survey	Total Living Units
						Good	Poor		
A	#	25	---	---	25				
	%	6.0	---	---	6.0				
B	#	236	18	---	254				
	%	56.2	4.3	---	60.5				
C	#	140	---	---	140				
	%	33.3	---	---	33.3				
D	#	1	---	---	1				
	%	0.2	---	---	0.2				
Sub-Total	#	402	18	---	420	22	20		
	%	95.7	4.3	---	100.0	4.5	4.1		
Total	#	420				42		25	487
	%	86.2				8.6		5.2	100.0

TABLE C-1

SOUTH COAST HMA
CARPINTERIA-SUMMERLAND PLANNING AREA

	DEVELOPED UNITS	VACANT ACREAGE	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT - TOTAL HOUSING UNITS
			NUMBER	% of TOTAL BUILDOUT	
OUTSIDE COASTAL ZONE					
Low Density	100	327	247	71.2%	347
Medium Density	-	-	-	-	-
High Density	-	-	-	-	-
TOTAL	100	327	247	71.2%	347
WITHIN COASTAL ZONE					
Low Density	1,198	576.8	649	35.1%	1,847
Medium Density	185	48.9	396	68.2%	581*
High Density	48	4.4	27	36.0%	75*
TOTAL	1,431	630.1	1,072	42.8%	2,503*
TOTAL COASTAL ZONE AND NON-COASTAL ZONE	1,531		1,319	46.3%	2,850*

NOTE:

* Excludes "Potential Conversions"

Source: Santa Barbara County Land Use Plan, Revised August 1982
 Santa Barbara County Coastal Plan, Revised January 1982

TABLE C-2

SOUTH COAST HMA
MONTECITO PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
OUTSIDE COASTAL ZONE					
Low Density	2,061	2,039.9	1,649	44.4%	3,710
Medium Density	46	6.0	74	61.7%	120
High Density	-	-	-	-	-
TOTAL	2,107	2,045.9	1,723	45.0%	3,830
WITHIN COASTAL ZONE					
Low Density	562	278.5	436	43.7%	998
Medium Density	552	57.0	431*	43.8%	983
High Density	-	-	-	-	-
TOTAL	1,114	335.5	867*	43.8%	1,981
TOTAL COASTAL ZONE AND NON-COASTAL ZONE	3,221	2,381.4	2,590	44.6%	5,811

NOTE:

* Includes "PD" units: Hammond's Meadow - 40 units

Source: Santa Barbara County Land Use Plan, Revised August 1982
 Santa Barbara County Coastal Plan, Revised January 1982

TABLE C-3

SOUTH COAST HMA
SANTA BARBARA PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
Low Density	1,641	319.3	981	37.4%	2,622
Medium Density	123	-	-	-	123
High Density	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	1,764	319.3	981	35.7%	2,745

Source: Santa Barbara County Land Use Plan, Revised August 1982

TABLE C-4

SOUTH COAST HMA
GOLETA PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
OUTSIDE COASTAL ZONE					
Low Density	10,539	1,702.0	2,646	20.1%	13,185
Medium Density	3,712	426.9	5,251	58.6%	8,963
High Density	<u>3,398</u>	<u>45.6</u>	<u>913</u>	<u>21.2%</u>	<u>4,311</u>
TOTAL	17,649	2,174.5	8,810	33.3%	26,459
WITHIN COASTAL ZONE					
Low Density	739	453.3	700	48.6%	1,439
Medium Density	258	920.2	1,989*	88.5%	2,247*
High Density	<u>577</u>	<u>7.5</u>	<u>226</u>	<u>28.1%</u>	<u>803</u>
TOTAL	1,574	1,381	2,915*	64.9%	4,489*
TOTAL COASTAL ZONE AND NON-COASTAL ZONE	19,223	3,55.5	11,725*		30,948*

NOTE:

- * Includes "PD" units: More Mesa - 300 units, Santa Barbara Shores - 300 units, Haskell's Beach - 120 units, Devereux Property - 500 units.

Source: Santa Barbara County Land Use Plan, Revised August 1982
Santa Barbara County Coastal Plan, Revised January 1982

TABLE C-5

SOUTH COAST HMA
ISLA VISTA PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
Low Density	99	41.8	139	58.4%	238
Medium Density	165	8.1	100	37.7%	265*
High Density	<u>4,962</u>	<u>32.7</u>	<u>820</u>	<u>14.2%</u>	<u>5,782*</u>
TOTAL	5,226	82.6	1,059	16.8%	6,285*

NOTE:

* Excludes "Potential Conversions"

Source: Santa Barbara County Coastal Plan, Revised January 1982

TABLE C-6

SANTA YNEZ HMA
SANTA YNEZ VALLEY PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
Low Density	3,050	1,203.8	2,331	43.3%	5,381
Medium Density	73	14.6	120	62.2%	193
High Density	<u>667</u>	<u>19.8</u>	<u>391</u>	<u>36.9%</u>	<u>1,058</u>
TOTAL	3,790	1,238.2	2,842	42.9%	6,632

Source: Santa Barbara County Land Use Plan, Revised August 1982

TABLE C-7
 LOMPOC HMA
LOMPOC VALLEY PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
Low Density	3,195	1,077.2	3,443	51.9%	6,638
Medium Density	401	16.9	207	34.0%	608
High Density	<u>393</u>	<u>50.1</u>	<u>847</u>	<u>68.3%</u>	<u>1,240</u>
TOTAL	3,989	1,144.2	4,497	53.0%	8,486

Source: Santa Barbara County Land Use Plan, Revised August 1982

TABLE C-8

SANTA MARIA HMA
SANTA MARIA-ORCUTT PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
Low Density	6,287	3,481.6	8,610	57.8%	14,897
Medium Density	1,285	220.3	1,867	59.2%	3,152
High Density	<u>68</u>	<u>63.6</u>	<u>1,845</u>	<u>96.4%</u>	<u>1,913</u>
TOTAL	7,640	3,765.5	12,322	61.7%	19,962

Source: Santa Barbara County Land Use Plan, Revised August 1982

TABLE C-9
 CUYAMA HMA
CUYAMA VALLEY PLANNING AREA

	DEVELOPED	VACANT	<u>POTENTIAL ADDITIONAL UNITS</u>		BUILDOUT -
	UNITS	ACREAGE	NUMBER	% of TOTAL BUILDOUT	TOTAL HOUSING UNITS
Low Density	347	6.1	28	7.5%	375
Medium Density	17	39.2	482	96.6%	499
High Density	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	364	45.3	510	58.4%	874

Source: Santa Barbara County Land Use Plan, Revised August 1982

Appendix D

Fair Housing Laws State of California

The Rumford Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, marital status, national origin or ancestry in the rental, lease, sale or financing of any residential dwelling, except for an individual room in an owner's house.

The Unruh Civil Rights Act prohibits discrimination on the basis of a person's race, color, sex, national origin, religion, or ancestry in the provision of goods and services by all business entities. A business entity includes landlords, real estate brokers acting as agents in the sale of real property and financial institutions. The court may award actual damages to a prevailing complainant in addition to punitive damage of up to three times the amount of actual damages, but not less than \$250 plus attorney's fees.

Any provision in a lease or mortgage which restricts the lease or sale of housing to persons of a specific sex, race, religion, ancestry, or national origin, is void.

In addition, physically disabled persons are entitled to equal access to housing accommodations, except for an individual room in an owner's house. Seeing eye dogs and signal dogs must be allowed, although their presence may be regulated. Any person who denies a housing accommodation to such persons is liable for actual damages and for up to \$500 in punitive damages.

The State Real Estate Commissioner may suspend or revoke the license of any real estate licensee who induces the sale or lease of residential property on the ground that the prospective entry into the neighborhood of a person of another race or religion will decrease property values, increase crime, or cause a decline in the quality of the schools. The Real Estate Commissioner has issued regulations expanding upon this law and upon the Unruh Civil Rights Act, which prohibits improper discrimination in the activities of real estate licensees.

The Fair Employment Practices Commission (FEPC) is empowered to receive complaints of housing discrimination and to take any action necessary to relieve the discrimination, including ordering the sale or rental of the housing or of comparable housing, ordering financial assistance, or awarding payment to the complainant of actual damages and of punitive damages up to \$1,000. A complaint setting forth the pertinent facts must be filed within 60 days of the alleged discrimination.

A person who believes that he or she has been improperly discriminated against may file a complaint under both the Rumford Act and the Unruh Act, although in order to receive a remedy under Rumford, the complainant must waive any right to an award of damages under Unruh.

State law prohibits local governments from enacting discrimination ordinances. However, communities may include in their housing elements measures for combating unfair housing practices and may provide for mechanisms to help discrimination victims attain redress. Examples include providing a legal counsel service, setting up a program to monitor local renting and selling practices, and establishing a local group to study housing problems in the community.

Source: This section is extracted from The Housing Directory, pp. IV-37 and IV-38, California Department of Housing and Community Development, February, 1978.

TABLE E-1
SANTA BARBARA COUNTY- OVERALL

POPULATION CHARACTERISTICS

HOUSEHOLD CHARACTERISTICS

I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	298,694	100%	Total # Households	109,315	100%
II. POPULATION AGE			Large Households	12,134	11.1%
Under 18 Years	72,546	24.3%	Elderly Households	20,879	19.1%
18 through 64 Years	192,374	64.4%	Female-Headed "	5,794	5.3%
65 + Years	33,774	11.3%	Overcrowded "	6,544	6.0%
			Average Household Size	2.62	----
			Low-Income	43,726	40%
			Moderate Income	20,770	19%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	247,695	82.9%	White	94,995	86.9%
Black	7,767	2.6%	Black	2,514	2.3%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	2,702	0.9%	Aleut	874	0.8%
Asian	8,344	2.8%	Asian	2,514	2.3%
Other	32,186	10.8%	Other	8,418	7.7%
IV. POPULATION OF SPANISH ORIGIN	55,356	18.5%	III. HOUSEHOLDS OF SPANISH ORIGIN	14,976	13.7%
V. POPULATION IN GROUP QUARTERS	11,979	4.0%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	57,867	52.9%
			Renter Occupied	51,448	47.1%

TABLE E-2
SOUTH COAST- HOUSING MARKET AREA

POPULATION CHARACTERISTICS

I. POPULATION	NUMBER	PERCENT
Total Population	170,856	100%
II. POPULATION AGE		
Under 18 Years	33,964	19.9%
18 through 64 Years	114,125	66.8%
65 + Years	22,767	13.3%
III. POPULATION BY RACE		
White	147,075	86.1%
Black	3,090	1.9%
Amer. Indian, Eskimo,		
Aleut	1,401	0.8%
Asian	3,878	2.3%
Other	15,412	8.9%
IV. POPULATION OF SPANISH ORIGIN	28,469	16.6%
V. POPULATION IN GROUP QUARTERS	9,194	5.4%

HOUSEHOLD CHARACTERISTICS

I. HOUSEHOLDS	NUMBER	PERCENT
Total # Households	66,018	100%
Large Households	5,942	9.0%
Elderly Households	14,062	21.3%
Female-Headed "	3,103	4.7%
Overcrowded "	3,442	5.2%
Average Household Size	2.45	----
Low Income	27,067	41%
Moderate Income	11,883	18%
II. HOUSEHOLDS BY RACE		
White	58,888	89.2%
Black	1,122	1.7%
Amer. Indian, Eskimo,		
Aleut	462	0.7%
Asian	1,254	1.9%
Other	4,292	6.5%
III. HOUSEHOLDS OF SPANISH ORIGIN	8,186	12.4%
IV. TENURE BY HOUSEHOLD		
Owner Occupied	32,554	49.3%
Renter Occupied	33,464	50.7%

TABLE E-3
UNINCORPORATED SOUTH COAST SUB-HOUSING MARKET AREA
(Includes Isla Vista, Goleta, and Remainder Unincorporated Area)

POPULATION CHARACTERISTICS

HOUSEHOLD CHARACTERISTICS

I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	85,607	100%	Total # Households	29,520	100%
II. POPULATION AGE			Large Households	3,247	11.0%
Under 18 Years	17,890	20.9%	Elderly Households	4,782	16.2%
18 through 64 Years	59,778	69.8%	Female-Headed "	1,476	5.0%
65 + Years	7,939	9.3%	Overcrowded "	1,328	4.5%
			Average Household Size	2.66	----
			Low Income	10,037	34%
			Moderate Income	4,723	16%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	76,073	88.9%	White	26,863	91.0%
Black	1,198	1.4%	Black	384	1.3%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	609	0.7%	Aleut	177	0.6%
Asian	2,463	2.9%	Asian	679	2.3%
Other	5,264	6.1%	Other	1,417	4.8%
IV. POPULATION OF SPANISH ORIGIN	8,639	10.1%	III. HOUSEHOLDS OF SPANISH ORIGIN	2,332	7.9%
V. POPULATION IN GROUP QUARTERS	7,082	8.3%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	16,924	57.3%
			Renter Occupied	12,596	42.7%

TABLE E-4
ISLA VISTA SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	11,466	100%	Total # Households	4,103	100%
II. POPULATION AGE			Large Households	316	7.7%
Under 18 Years	1,146	10.0%	Elderly Households	49	1.2%
18 through 64 Years	10,016	87.4%	Female-Headed "	160	3.9%
65 + Years	304	2.6%	Overcrowded "	512	12.5%
			Average Household Size	2.43	----
			Low	3,118	76%
			Moderate	287	7%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	9,279	80.9%	White	3,312	80.7%
Black	262	2.3%	Black	131	3.2%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	77	0.7%	Aleut	33	0.8%
Asian	608	5.3%	Asian	213	5.2%
Other	1,240	10.8%	Other	414	10.1%
IV. POPULATION OF SPANISH ORIGIN	1,205	10.5%	III. HOUSEHOLDS OF SPANISH ORIGIN	427	10.4%
V. POPULATION IN GROUP QUARTERS	1,507	13.1%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	166	4.0%
			Renter Occupied	3,937	96.0%

TABLE E-5
GOLETA WEST SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	53,562	100%	Total # Households	17,519	100%
II. POPULATION AGE			Large Households	2,067	11.8%
Under 18 Years	12,868	24.0%	Elderly Households	2,610	14.9%
18 through 64 Years	35,971	67.2%	Female-Headed "	998	5.7%
65 + Years	4,723	8.8%	Overcrowded "	629	3.6%
			Average Household Size	2.80	----
			Low Income	4,905	28.0%
			Moderate Income	1,402	8.0
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	47,258	88.2%	White	15,942	91.0%
Black	863	1.6%	Black	228	1.3%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	461	0.9%	Aleut	123	0.7%
Asian	1,615	3.0%	Asian	403	2.3%
Other	3,365	6.3%	Other	823	4.7%
IV. POPULATION OF SPANISH ORIGIN	6,164	11.5%	III. HOUSEHOLDS OF SPANISH ORIGIN	1,542	8.8%
V. POPULATION IN GROUP QUARTERS	4,733	8.8%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	11,160	63.7%
			Renter Occupied	6,359	36.3%

TABLE E-6
REMAINDER UNINCORPORATED SOUTH COAST SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	20,579	100%	Total # Households	7,898	100%
II. POPULATION AGE			Large Households	845	10.7%
Under 18 Years	3,876	18.8%	Elderly Households	2,117	26.8%
18 through 64 Years	13,791	67.0%	Female-Headed "	308	3.9%
65 + Years	2,912	14.2%	Overcrowded "	187	2.4%
			Average Household Size	2.47	----
			Low Income	2,211	28.0%
			Moderate Income	1,422	18.0%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	19,536	94.9%	White	7,605	96.3%
Black	73	0.4%	Black	24	0.3%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	71	0.3%	Aleut	24	0.3%
Asian	240	1.2%	Asian	71	0.9%
Other	659	3.2%	Other	174	2.2%
IV. POPULATION OF SPANISH ORIGIN	1,270	6.2%	III. HOUSEHOLDS OF SPANISH ORIGIN	355	4.5%
V. POPULATION IN GROUP QUARTERS	842	4.1%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	5,598	70.9%
			Renter Occupied	2,300	29.1%

TABLE E-7
CITY OF CARPINTERIA - HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	10,835	100%	Total # Households	3,989	100%
II. POPULATION AGE			Large Households	491	12.3%
Under 18 Years	2,936	27.1%	Elderly Households	790	19.8%
18 through 64 Years	6,725	62.1%	Female-Headed "	255	6.4%
65 + Years	1,174	10.8%	Overcrowded "	328	8.2%
			Average Household Size	2.71	----
			Low Income	1,635	41.0%
			Moderate Income	838	21.0%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	8,461	78.1%	White	3,370	84.5%
Black	63	0.6%	Black	24	0.6%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	74	0.6%	Aleut	24	0.6%
Asian	170	1.6%	Asian	60	1.5%
Other	2,067	19.1%	Other	511	12.8%
IV. POPULATION OF SPANISH ORIGIN	3,330	30.7%	III. HOUSEHOLDS OF SPANISH ORIGIN	862	21.6%
V. POPULATION IN GROUP QUARTERS	11	0.1%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	2,098	52.6%
			Renter Occupied	1,891	47.4%

TABLE E-8
CITY OF SANTA BARBARA - HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	74,414	100%	Total # Households	32,509	100%
II. POPULATION AGE			Large Households	2,243	6.9%
Under 18 Years	13,138	17.6%	Elderly Households	8,517	26.2%
18 through 64 Years	47,622	64.1%	Female-Headed "	1,398	4.3%
65 + Years	13,654	18.3%	Overcrowded "	1,786	5.5%
			Average Household Size	2.22	----
			Low Income	14,954	46.0%
			Moderate Income	6,502	20.0%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	62,541	84.0%	White	28,672	88.2%
Black	1,829	2.5%	Black	683	2.1%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	718	0.9%	Aleut	260	0.8%
Asian	1,245	1.7%	Asian	488	1.5%
Other	8,081	10.9%	Other	2,406	7.4%
IV. POPULATION OF SPANISH ORIGIN	16,500	22.2%	III. HOUSEHOLDS OF SPANISH ORIGIN	5,006	15.4%
V. POPULATION IN GROUP QUARTERS	2,101	2.8%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	13,532	41.6%
			Renter Occupied	18,977	58.4%

TABLE E-9
SANTA YNEZ- HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	14,097	100%	Total # Households	5,310	100%
II. POPULATION AGE			Large Households	526	9.9%
Under 18 Years	3,663	26.0%	Elderly Households	1,243	23.4%
18 through 64 Years	8,354	59.2%	Female-Headed "	255	4.8%
65 + Years	2,080	14.8%	Overcrowded "	222	4.2%
			Average Household Size	2.62	----
			Low Income	1,912	36.0%
			Moderate Income	1,009	19.0%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	13,131	93.1%	White	5,029	94.7%
Black	25	0.2%	Black	5	0.1%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	134	0.9%	Aleut	53	1.0%
Asian	48	0.4%	Asian	16	0.3%
Other	759	5.4%	Other	207	3.9%
IV. POPULATION OF SPANISH ORIGIN	1,294	9.2%	III. HOUSEHOLDS OF SPANISH ORIGIN	361	6.8%
V. POPULATION IN GROUP QUARTERS	210	1.5%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	3,568	67.2%
			Renter Occupied	1,742	32.8%

TABLE E-10
LOMPOC HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	44,779	100%	Total # Households	14,903	100%
II. POPULATION AGE			Large Households	1,937	13.0%
Under 18 Years	13,699	30.6%	Elderly Households	1,624	10.9%
18 through 64 Years	28,502	63.6%	Female-Headed "	1,103	7.4%
65 + Years	2,578	5.8%	Overcrowded "	677	4.5%
			Average Household Size	2.86	----
			Low Income	6,259	42%
			Moderate Income	2,981	20%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	36,148	80.7%	White	12,698	85.2%
Black	3,428	7.7%	Black	983	6.6%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	548	1.2%	Aleut	164	1.1%
Asian	1,239	2.8%	Asian	268	1.8%
Other	3,416	7.6%	Other	790	5.3%
IV. POPULATION OF SPANISH ORIGIN	6,257	14.0%	III. HOUSEHOLDS OF SPANISH ORIGIN	1,580	10.6%
IV. TENURE BY HOUSEHOLD			Owner Occupied	7,493	50.3%
V. POPULATION IN GROUP QUARTERS	2,159	4.8%	Renter Occupied	7,410	49.7%

TABLE E-11
UNINCORPORATED LOMPOC SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	10,376	100%	Total # Households	3,410	100%
II. POPULATION AGE			Large Households	522	15.3%
Under 18 Years	3,085	29.7%	Elderly Households	334	9.8%
18 through 64 Years	6,715	64.7%	Female-Headed "	184	5.4%
65 + Years	576	5.6%	Overcrowded "	117	3.4%
			Average Household Size	3.04	----
			Low Income	1,228	36%
			Moderate Income	682	20%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	9,005	86.8%	White	3,089	90.6%
Black	572	5.5%	Black	161	4.7%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	100	0.9%	Aleut	27	0.8%
Asian	246	2.4%	Asian	41	1.2%
Other	453	4.4%	Other	92	2.7%
IV. POPULATION OF SPANISH ORIGIN	828	8.0%	III. HOUSEHOLDS OF SPANISH ORIGIN	205	6.0%
V. POPULATION IN GROUP QUARTERS	15	0.1%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	2,629	77.1%
			Renter Occupied	781	22.9%

TABLE E-12
CITY OF LOMPOC SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	26,267	100%	Total # Households	9,380	100%
II. POPULATION AGE			Large Households	1,041	11.1%
Under 18 Years	7,495	28.5%	Elderly Households	1,285	13.7%
18 through 64 Years	16,787	63.9%	Female-Headed "	872	9.3%
65 + Years	1,985	7.6%	Overcrowded "	492	5.2%
			Average Household Size	2.66	----
			Low Income	4,221	45%
			Moderate Income	1,876	20%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	20,910	79.6%	White	7,926	84.5%
Black	1,767	6.7%	Black	535	5.7%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	377	1.4%	Aleut	122	1.3%
Asian	651	2.5%	Asian	169	1.8%
Other	2,562	9.8%	Other	628	6.7%
IV. POPULATION OF SPANISH ORIGIN	4,796	18.3%	III. HOUSEHOLDS OF SPANISH ORIGIN	1,248	13.3%
V. POPULATION IN GROUP QUARTERS	1,338	5.1%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	4,714	50.3%
			Renter Occupied	4,666	49.7%

TABLE E-13
VANDENBERG SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	8,136	100%	Total # Households	2,113	100%
II. POPULATION AGE			Large Households	382	18.1%
Under 18 Years	3,119	38.3%	Elderly Households	0	0%
18 through 64 Years	5,000	61.5%	Female-Headed "	44	2.1%
65 + Years	17	0.2%	Overcrowded "	68	3.2%
			Average Household Size	3.47	----
			Low Income	1,204	57%
			Moderate Income	254	12%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	6,233	76.6%	White	1,679	79.5%
Black	1,089	13.4%	Black	294	13.9%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	71	0.9%	Aleut	17	0.8%
Asian	342	4.2%	Asian	57	2.7%
Other	401	4.9%	Other	66	3.1%
IV. POPULATION OF SPANISH ORIGIN	633	7.8%	III. HOUSEHOLDS OF SPANISH ORIGIN	13	0.6%
V. POPULATION IN GROUP QUARTERS	806	9.9%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	150	7.1%
			Renter Occupied	1,963	92.9%

TABLE E-14
SANTA MARIA HOUSING MARKET AREA

POPULATION CHARACTERISTICS

HOUSEHOLD CHARACTERISTICS

I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	67,782	100%	Total # Households	22,668	100%
II. POPULATION AGE			Large Households	3,650	16.1%
Under 18 Years	20,846	30.7%	Elderly Households	3,831	16.9%
18 through 64 Years	40,708	60.1%	Female-Headed "	1,292	5.7%
65 + Years	6,228	9.2%	Overcrowded "	2,169	9.6%
			Average Household Size	2.97	----
			Low Income	8,614	38%
			Moderate Income	4,987	22%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	50,269	74.2%	White	17,998	79.4%
Black	1,222	1.8%	Black	385	1.7%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	614	0.9%	Aleut	227	1.0%
Asian	3,175	4.7%	Asian	975	4.3%
Other	12,502	18.4%	Other	3,083	13.6%
IV. POPULATION OF SPANISH ORIGIN	19,174	28.3%	III. HOUSEHOLDS OF SPANISH ORIGIN	4,828	21.3%
V. POPULATION IN GROUP QUARTERS	416	0.6%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	14,015	61.8%
			Renter Occupied	8,653	38.2%

TABLE E-15
UNINCORPORATED SANTA MARIA SUB-HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	24,468	100%	Total # Households	7,677	100%
II. POPULATION AGE			Large Households	1,328	17.3%
Under 18 Years	7,861	32.1%	Elderly Households	929	12.1%
18 through 64 Years	14,946	61.1%	Female-Headed "	292	3.8%
65 + Years	1,661	6.8%	Overcrowded "	375	4.9%
			Average Household Size	3.18	----
			Low Income	1,842	24.0%
			Moderate Income	1,535	20.0%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	21,670	88.5%	White	7,002	91.2%
Black	345	1.4%	Black	92	1.2%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	207	0.9%	Aleut	61	0.8%
Asian	553	2.3%	Asian	138	1.8%
Other	1,693	6.9%	Other	384	5.0%
IV. POPULATION OF SPANISH ORIGIN	3,182	13.0%	III. HOUSEHOLDS OF SPANISH ORIGIN	745	9.7%
V. POPULATION IN GROUP QUARTERS	76	0.3%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	6,053	78.8%
			Renter Occupied	1,624	21.2%

TABLE E-16
CITY OF SANTA MARIA- HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	39,685	100%	Total # Households	14,040	100%
II. POPULATION AGE			Large Households	2,008	14.3%
Under 18 Years	11,663	29.4%	Elderly Households	2,668	19.0%
18 through 64 Years	23,795	59.9%	Female-Headed "	941	6.7%
65 + Years	4,227	10.7%	Overcrowded "	1,484	10.6%
			Average Household Size	2.80	----
			Low Income	6,318	45%
			Moderate Income	4,987	22%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	27,546	69.4%	White	10,699	76.2%
Black	860	2.2%	Black	295	2.1%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	390	1.0%	Aleut	140	1.0%
Asian	2,082	5.2%	Asian	660	4.7%
Other	8,807	22.2%	Other	2,246	16.0%
IV. POPULATION OF SPANISH ORIGIN	13,281	33.5%	III. HOUSEHOLDS OF SPANISH ORIGIN	3,454	24.6%
V. POPULATION IN GROUP QUARTERS	321	0.8%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	7,504	53.4%
			Renter Occupied	6,536	46.6%

TABLE E-17
CITY OF GUADALUPE- HOUSING MARKET AREA

POPULATION CHARACTERISTICS

HOUSEHOLD CHARACTERISTICS

I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	3,629	100%	Total # Households	951	100%
II. POPULATION AGE			Large Households	310	32.6%
Under 18 Years	1,322	36.4%	Elderly Households	224	23.6%
18 through 64 Years	1,967	54.2%	Female-Headed "	61	6.4%
65 + Years	340	9.4%	Overcrowded "	310	32.6%
			Average Household Size	3.80	----
			Low Income	476	50%
			Moderate Income	266	28%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	1,053	29.0%	White	301	31.7%
Black	17	0.5%	Black	4	0.4%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	17	0.5%	Aleut	6	0.6%
Asian	540	14.9%	Asian	180	18.9%
Other	2,002	55.1%	Other	460	48.4%
IV. POPULATION OF SPANISH ORIGIN	2,711	74.7%	III. HOUSEHOLDS OF SPANISH ORIGIN	630	66.2%
V. POPULATION IN GROUP QUARTERS	19	0.5%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	458	48.2%
			Renter Occupied	493	51.8%

TABLE E-18
CUYAMA- HOUSING MARKET AREA

POPULATION CHARACTERISTICS			HOUSEHOLD CHARACTERISTICS		
I. POPULATION	NUMBER	PERCENT	I. HOUSEHOLDS	NUMBER	PERCENT
Total Population	1,180	100%	Total # Households	416	100%
II. POPULATION AGE			Large Households	53	12.7%
Under 18 Years	374	31.7%	Elderly Households	84	20.2%
18 through 64 Years	685	58.1%	Female-Headed "	9	2.2%
65 + Years	121	10.2%	Overcrowded "	34	8.2%
			Average Household Size	2.84	----
			Low Income	162	39%
			Moderate Income	92	22%
III. POPULATION BY RACE			II. HOUSEHOLDS BY RACE		
White	1,072	91.0%	White	390	93.8%
Black	2	0.1%	Black	1	0.2%
Amer. Indian, Eskimo,			Amer. Indian, Eskimo,		
Aleut	5	0.4%	Aleut	1	0.2%
Asian	4	0.3%	Asian	2	0.5%
Other	97	8.2%	Other	22	5.3%
IV. POPULATION OF SPANISH ORIGIN	162	13.7%	III. HOUSEHOLDS OF SPANISH ORIGIN	5	1.3%
V. POPULATION IN GROUP QUARTERS	0	0%	IV. TENURE BY HOUSEHOLD		
			Owner Occupied	237	57.0%
			Renter Occupied	179	43.0%

APPENDIX F:

HOUSING ACTIVITY IN COASTAL ZONE, 1/1/82 to 11/1/85

1. New Housing Units Approved since January 1, 1982 in Coastal Zone

<u>Year</u>	<u>SFD</u>	<u>2-4 Units</u>	<u>5+ Units</u>	<u>Mobile Homes</u>
1982	16	2	0	6
1983	27	0	19	3
1984	39	2	1	0
1985	78	0	0	3

2. Of the above units (in #1), low/moderate income units required as part of project/development approval.

<u>Year</u>	<u>SFD</u>	<u>2-4 Units</u>	<u>5+ Units</u>	<u>Mobile Homes</u>
1982	0	0	0	0
1983	0	0	0	0
1984	0	0	0	0
1985	0	0	0	0

3. Units within the Coastal Zone which have been demolished/converted since 1/1/82 which were occupied by low/moderate income persons.

<u>Year</u>	<u>SFD</u>	<u>2-4 Units</u>	<u>5+ Units</u>	<u>Mobile Homes</u>
1982	0	0	0	0
1983	1	0	0	0
1984	0	0	0	0
1985 (11/1/85)	0	0	0	0

4. Of the above units (#3), units required for replacement. 0

Note: 3 units have been demolished or converted in 1984 & 1985. However, as each of the units were in buildings of less than 3 units, for which no replacement is required, the income level of the occupants was not determined, per Govt. Code 65590.

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